

COLLECTION OF FINE FEATURES & FINISHES

10920 – 96 Street

SIGNATURE SYSTEMS AND SMART FEATURES

- Cast stone exterior with architectural detailing
- Durabuilt vinyl windows
- Central air conditioning
- High-efficiency furnace + Nest smart thermostat
- Oversized hot water tank
- Extensive smart lighting system (interior & exterior)
- Smart-home integration (lighting + irrigation)
- Extensive custom millwork and architectural upgrades
- High-end curated interior finishes throughout

KITCHEN & APPLIANCES

- Custom AyA Kitchens cabinetry (walnut-tone, Level 3 package)
- Blanco crushed quartz sink + Blanco faucet
- Electrolux built-in fridge & freezer
- Electrolux washer & dryer
- Electrolux externally vented microwave
- KitchenAid electric range
- Bosch dishwasher
- Sunbeam wine fridge

BATHROOMS

- Primary & secondary tubs: Soak Luxury Bath
- Main bath: Pfister fixtures with Moen valve systems
- Secondary shower: BWE full-body jet + rainfall panel system
- Main bath fixtures: Grohe
- Powder room: sculpted vessel sink imported from overseas
- Vanities: Best Plumbing & Lighting
- Designer pendant lighting throughout bathrooms

FIREPLACES

- 3 electric fireplaces total
- 2 × Dynasty 55" fireboxes
- 1 × Dimplex

INTERIOR FINISHES

- Custom blinds package (blackout + arched mirror slide feature)
- Dual barn doors in primary suites with integrated mirrors
- Chandeliers: Park Lighting + Best Lighting
- Pot lighting throughout entire home

EXTERIOR & LANDSCAPING

- Fully landscaped with \$3,000 perennial package
- Hydrangea trees (x2), ornamental crab apple trees (x2), mijo, succulents, hostas, burgundy barberry, lilacs, barberry, rose vines & mixed perennials
- 1,600 lb imported real stone Buddha statue from Bali
- Custom planter boxes + vegetable garden box
- Smart irrigation system + hose distribution front to back
- Smart exterior lighting (deck included)
- Custom wood privacy fencing
- Duraguard ornamental fence system Genesis 3 ornamental fence w/ quad flares (city permitted)
- Custom privacy screens
- Winter-rated porcelain paver walkways
- Rough shed, extra gardening tools + garbage pad extending driveway
- Vevor smart parcel drop box on concrete pad
- Optional custom water fountain feature