



**HAMMOND INTERNATIONAL PROPERTIES**  
LIMITED, BROKERAGE

## FEATURES AND FINISHES

35 KINGSWOOD DRIVE, KING CITY, CANADA

### DESIGN & CRAFTSMANSHIP

- › REVISIONED FULL INTERIOR REBUILD BY DELFINA GROUP, CUSTOM BUILDER
- › DESIGNED IN COLLABORATION WITH STUDIO BROCCA
- › CUSTOM MICROCEMENT-CLAD STAIRCASE WITH BESPOKE HANDRAIL AS AN ARCHITECTURAL CENTERPIECE
- › EXTENSIVE USE OF TRUE RECESSED PANELING THROUGHOUT
- › PREMIUM BENJAMIN MOORE FINISHES

### KITCHEN & APPLIANCE PACKAGE

- › HANDCRAFTED BY ESTATE INTERIORS – FACE-FRAMED CABINETRY IN PAINTED FINISHES & STAINED RIFT-CUT WHITE OAK
- › NATURAL STONE COUNTERTOPS WITH INTEGRATED SINKS
- › APPLIANCE PACKAGE INCLUDES:
  - › MIELE MASTERCOOL 36" REFRIGERATOR & 36" FREEZER,
  - › MIELE MASTERCOOL WINE STORAGE,
  - › SUB-ZERO 30" PANEL-READY REFRIGERATOR DRAWERS,
  - › CORNUFE 110 DUAL FUEL RANGE,
  - › SIRIUS 46" HOOD INSERT,
  - › MIELE ARTLINE CONVECTION WALL OVEN,
  - › MIELE COMBI-STEAM WALL OVEN,
  - › MIELE FULLY INTEGRATED DISHWASHER,
  - › LG FRONT LOAD WASHER,
  - › LG ELECTRIC DRYER,
  - › LG STYLER® WI-FI STEAM CLOSET

### PLUMBING & FIXTURES

- › ALL PLUMBING FIXTURES BY RUBINET
- › NATURAL STONE INTEGRATED SINKS THROUGHOUT, INCLUDING CHAMPAGNE-FINISHED INTEGRATED SINK IN SECONDARY ISLAND
- › STEAM SHOWER AND DRY SAUNA
- › TWO BOILERS AND 70-GALLON OWNED HOT WATER TANK

### FLOORING & INTERIOR DETAILS

- › MAIN LIVING AREAS: CUSTOM EUROPEAN WHITE OAK, ¾" ENGINEERED, IN PLANK, CHEVRON, AND HERRINGBONE PATTERNS
  - › GYM: 1867 MITIS SOLID NATURAL MAPLE (3¼" x ¾") OVER RUBBER UNDERLAYMENT
  - › CUSTOM-CUT AND SEALED MARBLE FLOORS IN SELECT AREAS
  - › ALL INTERIOR DOORS ARE 1¾" SOLID WOOD WITH SOLID BRASS HARDWARE FROM POSHBASS
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### SPECIALTY SPACES

- THEATRE ROOM WITH STARLIGHT/ROLLS-ROYCE STRETCH CEILING
- INSTALLATION BY AV STYLES
- KIDS' BEDROOMS FEATURE STARLIGHT CEILING INSTALLATIONS
- ORIGINAL WOOD-BURNING FIREPLACE IN DINING ROOM; GAS INSERTS IN MASTER BEDROOM & FAMILY ROOM
- INDOOR BASKETBALL COURT WITH WPC FLUTED WALLS, STUCCO FINISH, WOOD FLOORING OVER RUBBER UNDERPAD, AND CATHEDRAL TIMBER BEAM CEILING

### HEATING, COOLING & ELECTRICAL

- RADIANT IN-FLOOR HEATING EMBEDDED IN CONCRETE THROUGHOUT
- TWO HIGH-VELOCITY FORCED AIR UNITS SERVICING THE LOWER LEVEL (HEATING & COOLING)
- THREE STEAM HUMIDIFIERS FOR OPTIMAL HUMIDITY CONTROL
- 7 HEATING/COOLING ZONES EACH WITH INDEPENDENT SENSORS
- 400-AMP ELECTRICAL SERVICE WITH DEDICATED ELECTRICAL PANELS PER FLOOR
- CONTROL4 SMART HOME SYSTEM – FULL INTEGRATION FOR LIGHTING, AUDIO, VIDEO, AND HVAC

### WINDOWS & DOORS

- CUSTOM MAHOGANY FRONT DOOR (DOORLAND) – 2¼" THICK WITH SASHED SIDELIGHTS AND BLACK PATINA LEAD DETAILING
- ALL INTERIOR DOORS ARE 1¾" SOLID WOOD
- SOLID BRASS HARDWARE FROM POSHBASS WITH EUROPEAN MORTISE LOCKS & MAGNETIC STRIKER PLATES

### CONSTRUCTION & STRUCTURE

- FULL 18-MONTH RENOVATION WITH COMPLETE INTERIOR GUT DOWN TO STUDS
- EXTERIOR WALLS CONSTRUCTED WITH INSULATED CONCRETE FORM (ICF) FOR SUPERIOR INSULATION AND STRENGTH
- FLOORS & CEILINGS: 12" CORE SLAB WITH 4" CONCRETE TOPPING
- METAL-FRAMED CEILINGS AND WOOD-FRAMED INTERIOR WALLS
- CEILING HEIGHTS RANGE FROM 9' TO 10' ACROSS ALL FOUR LEVELS

### OUTDOOR & PROPERTY FEATURES

- 20' × 45' VINYL-LINER POOL WITH ELECTRONIC SAFETY COVER & WINTER COVER
  - TERRACE OFF DINING ROOM WITH 24" × 24" NUANCES SERIES ANTISLIP TILES FROM CIOT
  - FULLY AUTOMATED CUSTOM WROUGHT IRON FRONT GATE
  - EXISTING SEPTIC SYSTEM & WELL (WELL LOCATED IN DRIVEWAY BUNKER)
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