



-DEREK DANEALT

LIST OF FEATURES
71075 Kirkness Road

Main Floor

Grand Entry:

- Marble flooring
- Large window
- Crystal chandelier

Living Room:

- Large Floor to ceiling windows with brass in-lay
- Wall-to-wall carpet
- Custom hunter douglas blinds

Dining Room:

- Wall-to-wall carpet
- Custom hunter douglas blinds
- Crystal chandelier

Kitchen:

- White cabinetry
- Custom 18 inch tiled floor
- Granite countertops and granite island
- Large matching granite table and two granite pull up bar stools
- Pantry with custom built-in shelving
- Double white porcelain sink with garburator
- Access to sunroom

Family Room:

- Wall-to-wall carpet
- Custom wood burning brick fireplace with oak mantle
- Large windows

Additional Rooms:

- Office
 - French doors
- 2 Piece Bath
 - Custom granite flooring
 - Granite Countertops

- Granite Wall
- Oak cabinets
- Sliding pocket door
- Laundry Room
 - Large window
 - Linoleum floors
- Garage
 - Fully insulated attached triple car garage
 - Heated with triple pane polar windows
 - 9 ft ceilings
 - Access to large custom fenced dog kennel with a dog house

Upper Level

Primary Bedroom:

- High vaulted ceilings with ceiling fan
- Wall-to-wall carpet
- Large windows
- Walk-in closet
 - Custom built-in shelving
- Four piece ensuite
 - Wall-to-wall carpet
 - Marble surrounded jetted tub
 - Separate glass door shower
 - Water closet
 - Pedestal sink
 - Oak cabinets

Additional Rooms:

- 4 Piece Bath
 - Fiat fiberglass shower
 - Vessel sink
 - Granite floor
 - Granite counter
 - Granite walls
 - Oak cabinets
- 2 Additional Bedrooms
 - Wall-to-wall carpet
 - Large windows
- Balcony overlooking family room with view of property

Lower Level

- Fully finished
- LED recessed lighting
- Wall-to-wall carpet
- Large entertainment room
- Separate gaming area with french doors
- Wet/dry cedar sauna

- Large storage area with automatic fire suppression system
- 3 Piece Bath
 - Large custom granite steam shower
- Bedroom
 - French doors
 - Vinyl plank floors
 - Walk-in closet with custom built-in shelving and barn door

Additional Features:

- 2,195 SF
- Custom Built Maric Home on 4.26 acres
- Triple pane windows throughout
- Custom decorative mirror work throughout
- Fully fenced backyard with 1 walk through gate and 1 double gate
- Sunco attached heated sunroom
 - Vaulted ceiling
 - Floor to ceiling windows overlooking pool and backyard
- Landscaped pool area with low maintenance rock feature
- Krevco inground pool with new liner, new pool equipment and solar blanket
- 4 Seasons arctic spa/hot tub
- 2 golf course holes with flags and cups
- Trampoline
- 4 car or RV concrete parking pad
- Detached workshop with metal roof and industrial roll-up door
- Aluminum shed
- Gardening Box
- New geothermal heat pump with loop system
- New custom 30 year shingle roof by Maric