

*Timeless Elegance*



# 16 GLENALLAN ROAD



Proudly presented by  
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## *Exterior Features*

- Elegant French Château elevation created with top of the line Indiana Limestone on the front and imported American Glengray Rosewood brick on the sides and back;
- Exquisite detailed woodwork on the face, sides and back of the house;
- Beautiful Mahogany main entrance door;
- Imported Aluminium clad Robert wood windows with real leaded glass;
- Detailed high quality leaded copper work and leaded copper eaves, down pipes and cast brackets;
- British Columbia red cedar shingle roof;
- Landscaped porch;
- Expansive Dolomite landscaped patio in front of the basement walkout with traced flower beds, creating a private entertaining area connected to the spacious red cedar upper deck;
- Upper level interlocked patio;
- Fully automated irrigation system;
- Framed asphalt driveway easily accommodating 7 vehicles as well as 3 in the garage and 1 in the backyard;
- High ceiling drive-through garage, offering the possibility of installing a lift to store cars above level.

## *General Interior Features*

- 10' 4" ceilings on main and second floor and 9' in basement;
- Wonderful flowing layout throughout with abundance of natural light;
- Elegant heated Crema Marfil marble tile work in the foyer, reception area, main floor hallway and powder room;
- Quarter-sawn red oak 4" planks all through the main and second floor, diagonally installed to increase appeal and strength;
- Exquisite detailed woodwork throughout with 9 ¼ poplar baseboards, 5" poplar casing & backband with baseblocks;
- Tall solid core double-panelled doors with heavy gauge hardware throughout;
- Detailed wainscoting and custom design cornice plaster mouldings all through the main floor, second floor hallway & master quarters;
- Circular open riser oak stairs connecting the main floor to the second floor & closed riser circular stairs for the main floor area to the basement with custom design oak railing posts and pickets;
- Large octagonal skylight with a 6' wide opening over the stairs.
- Ample amount of closets and storage areas;
- Mudroom.





## *Special Features of Principal Rooms*

### *Foyer and Hallway*

- Two closets at the entrance, heated floor, stone medallion, 4 decorative niches, elevator shaft.

### *Living Room*

- 32" direct vent gas fireplace with custom mantle and over mantle.

### *Library / Office*

- Solid mahogany door with leaded glass insert;
- Custom design mahogany wood work and on the ceiling and walls;
- Mahogany hardwood floor;
- Flowing custom design mahogany wall units and shelving built by Elegant Kitchen Gallery.

### *Kitchen*

- Custom design gourmet kitchen built by Elegant Kitchen Gallery;
- Classic faced framed cabinetry;
- Spacious stained maple island with leaded glass china cabinets & magic corner hardware;
- 48" Wolf gas stove with griddle;
- 48" side-by-side Sub Zero fridge;
- Two Jenn-Air dishwashers;
- Miele 24" quick oven;
- Wolf range hood;
- Frankie 120-30 double sink;
- Grohe Bridgeforf kitchen faucet;
- Rubinet soap dispenser;
- Rubinet pot filler;
- Cesar stone counter tops;
- Custom design marble backsplash.
- Xenon under valance lights.

### *Family Room*

- Custom designed wall unit with 48" direct vent gas fireplace and designated space for TV and sound system built by Elegant Kitchen Gallery.



## *Specific Features of Principal Rooms*

### *Master Bedroom*

- Elegantly designed entrance with decorative niches;
- 2' high coffered ceilings with indirect rope lighting.
- Custom design wall unit built by Elegant Kitchen Gallery with a 36" direct vent gas fireplace and designated space for TV and sound system;
- Insulated walls separating the master quarter from the rest of the second floor;
- Spacious walk-in closet with carefully designed His & Her storage space, built by Elegant Kitchen Gallery.

### *Master Ensuite*

- Elegant design with wainscoting and cornice plaster moulding;
- Two custom stained maple vanities with Calacatta Ondulato marble counter tops;
- Custom stained maple make-up unit with Calacatta Ondulato marble counter top;
- Heated Calacatta Ondulato marble floor;
- Large shower and steam bath with glass enclosure, 8" rain shower and marble seat;
- Double free standing Bain Ultra Oval air jet whirlpool with remote control;
- One piece Playmouth ToTo toilet;
- Polished nickle Riobel Retro faucets for shower, vanities and freestanding tub.

### *Basement*

- Pool table area with roughed-in wiring for TV and sound system;
- Gym with cork flooring, roughed-in wiring for TV and sound system;
- Cold cellar with slate flooring;
- Nanny's room;
- Three piece bath servicing the pool table area, gym and nanny's room.
- Large entertainment area with roughed-in bar
- 22' custom design wall unit with designated space for TV and sound system with a 36" direct vent gas fireplace built by Elegant Kitchen Gallery;
- Custom designed wine cellar with intricate brick work, mahogany wine tasting unit, solid mahogany glass inserted door and slate flooring;
- Broadloom throughout;
- Walk out to patio.





## *Security & Audio / Video System*

- Security and alarm for all windows & doors. Motion detectors, DSC LCD key pad with clock display;
- Heat detectors in garage and furnace room;
- Tel Door Bell: the door bell and door can be seen on the house telephone system & on designated cell phones making it possible to communicate with anyone at the door even if nobody is home. Classic door bell available if desired;
- The surveillance camera system allows access to the security cameras from anywhere in the world through an Internet system; it also gives the capability of watching the surveillance cameras on all of the TVs;
- Full control multi-room audio systems for dining room, kitchen , living room, gym, office, master bedroom, & master ensuite.
- Basement professional audio system with controls for 12 different zones.
- All televisions, telephones, and data system in the main areas of the house and the bedrooms have Internet connections and a specific design for having secure wireless Internet access.
- Multi room Satellite system with connections up to 16 zones with no visible wires.
- The system provides the capability of having IP PHONE and IP TV in every room and the possibility of having multi room internal telephone system with paging system and internal conversations.
- The rough-in wiring system of the house also provides the possibility of having lighting control and home automation.

