

64 Stirling Avenue Feature Sheet

- House design is Stephen Fuller's Better Homes and Gardens 75th anniversary home of the year
- Lifetime warranty on front and side door lock sets
- Lifetime warranty on all windows (Kohler Supreme)
- Window panes are double glazed, argon-filled, low- E glass with a special design for cold climates that maximizes solar gain; significant solar gain in winter and house cool in summer
- High efficiency fireplace
- In-floor hot water heat on lower and main levels
- Heat pump is a Daikin Altherma air to water heat pump designed specifically for cold climates; very efficient
- House qualifies for Nova Scotia Power time of day rates offering significant savings; programmable thermostats and time of day metre
- All interior doors on main and upper level are solid core doors
- High quality engineered oak, hand-planed floors on main and upper levels
- Travertine floors in all bathrooms except powder room
- Powder room, kitchen, laundry and lower level are porcelain tile
- Blinds and drapery hardware included
- Pillars in living/dining area are solid wood
- Front and side porch doors are wood grained fibreglass
- Electric fireplace and mantel included
- 25 year warranty roof shingles
- The house has an Energuide rating of 88
- Exterior iron railings locally made by a very talented blacksmith
- Stucco hand applied by a mason trained in Italy; 3 coats of stucco provides additional insulation and maintenance free
- Whole house surge protector
- All warrantee documentation is available for buyer
- Appliances included; Bosch dishwasher and convection range
- Three bedrooms have walk in closets; master bedroom has his and hers walk in closets
- Home theatre with dimmable sconces for maximum viewing pleasure; recreation room large enough for pool or ping-pong table with adjacent kitchenette
- Ample storage space on lower level and upper level
- High end lighting fixtures and vanity mirrors throughout including Murray Feiss, Kichler and Crystorama