

67 MONTRESSOR DR

Feature List

General

- Newly Built French Modern Chateau with 7 Years Tarion Warranty
- 7600 sq.ft. Living Space Including Walkout Basement
- Heated Driveway/Entrance Stairs /Garage
- Custom French Moulding Ceiling Design
- Engineered Hardwood Flooring
- Luxury Crystal Chandeliers
- Trendy Black Custom Windows and Door with Triple Panel Glass & Tilt & Turn Openings
- Smart Home and Security System
- Built-in Sound Systems Throughout

Ground Floor

- 11'-2" Soaring Ceiling
- Heated Hallway
- Private Office with High-gloss Custom Display. Herringbone Hardwood Floor
- Build-in Wine Cellar With Modern Full Glass Wall Display & Temperature Control
- Fireplace Feature Wall
- Gas Fireplace in Living Room & Family Room
- Solid Wood Deck

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Kitchen

- Full Height Luxury Custom Kitchen
- Second Full Kitchen with Huge Space For Storage
- Separate Entrance To Backyard For Catering Services
- 43" Iconic & Timeless French La Cornue Gas Range
- 48" Jennair Panel-Ready Side-by-side Refridgerator
- Built-in Award Winning JennAir Coffee Maker
- Built-in Microwave Oven
- Porcelain Countertops
- Large Waterfall Island

Second Floor

- Grand 9ft Ceiling
- Huge Skylights
- 4 Spacious Ensuite Bedrooms & 1 Bedroom
- Primary Bedroom with His and Her Walk-in Closets.
- Primary Ensuite with Designer Finishes including Victoria & Albert Tub, Smart Toilet, Double Showers. Full stone slabs throughout. Heated Floor
- Solid Wood Deck W/Picturesque View

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Basement

- 10'-5" Soaring Ceiling
- Heated floor except Gym, Theatre & Nanny's Room
- Walk Out To Backyard
- All Glass Modern Home Gym
- Ensuite Bedroom (Nanny's Room or In-law Suite)
- Modern design Bar With Center Island
- Wine Cooler & Dish Washer
- Gas Fireplace
- Powder Room
- Secondary Laundry Room

HVAC SYSTEM

- Two Separate HVAC Systems
 1. Basement & Main Floor
 - Furnace - Heating capacity: 80,000 Btu/Hr
 - Air Conditioning - 4 Cooling Tons
 2. Upper Floor
 - Furnace - Heating capacity: 60,000 Btu/Hr
 - Air Conditioning - 3.5 Cooling Tons

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HVAC SYSTEM

- 2 HRV Systems (Controlled by Ecobee Thermostat)
Made: Fantech® Model #: VHR150 Capacity: 150 cfm
- 2 Humidifiers (Controlled by Ecobee Thermostat)
Made: Aprilaire Model #: 600M Warranty: 5 Years
- 2 Wifi thermostat
Made: ecobee Warranty: 5 Years
- Fire-tube Boiler (10 Years Warranty)
Manufacturer: IBC Model #: SL 30-199 G3
- Arya Supply Air Vents (The Most Efficient Vent In The Market)
- The Hydronics Heating System for 4 Different Applications
(Basement/Garage/Driveway/In-direct Hot Water Tank)

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