



33 Fairway Heights Drive

CUSTOM FEATURES & SYSTEMS

OVERVIEW

Lot Size: 93.43' X 168.87'; 17,696 SqFt of Lot Area

Interior Square Footage: ~6,822 SqFt of Above Grade Living Space (Source: Floor plans done by Plans4U)

Architectural Team: Kohn Shnier & Bahareh Torbati

Builder: Pyone Limited

Taxes: \$25,816.33/2024

Private Interlock Brick & Heated Paved Concrete Driveway with Built-In Five Car Garage

MAIN FLOOR

10' Ceiling Heights

Solid Core Wood Doors & Solid Wood Trims

Mahogany Hand Rail & Glass Railings with Crema Marfil Marble Steps

Wood Casement Thermopane Windows

Flush Mount Solid Wood Baseboards

Built-In Speakers

Deluxe Pot Lights

FOYER

Crema Marfil Marble Tile Floors

Double Closet with Sliding Doors & Built-In Shelving

LIVING ROOM & DINING ROOM

11'4" Ceiling Heights

Designer Nuvola LED Linear Chandelier

Brazilian Cherry Hardwood Floor

Built-In Mahogany Cabinetry

Four Walk-Outs to Balcony Overlooking Rear Yard

Wood Burning Two Way Fireplace with Stone Mantle

KITCHEN & BREAKFAST AREA

Custom Built Mahogany Cabinets

Stainless Steel Countertops and Stone Backsplash

Crema Marfil Marble Tile Floors

APPLIANCES

Stainless Steel Ultraline Professional Hood Fan

Stainless Steel Subzero Refrigerator

Stainless Miele Dishwasher

Bosch Oven & Cook Top

Panasonic Microwave

Dacor Warming Drawer

Kitchenaid Compactor

U-Line Stainless Steel Wine Cooler

Built-In Subzero Refrigerator & Freezer Drawers

SUN ROOM & INDOOR POOL

Cedar Tongue & Groove Ceiling
Limestone Fireplace Mantle
Deluxe Sliding Patio Doors
Large Skylight
Separately Heated & Cooled Zoned
12' X 30' Heated Pool
Porcelain & Crema Marfil Marble Tile Flooring

FAMILY ROOM

Large Windows Overlooking Front Yard
Crema Marfil Marble Tile Floors

BATHROOM 1

3-Pc Bathroom with Kohler Toilet & Kohler Urinal
Wall Mounted Chrome Vola Faucet
Crema Marfil Marble Tile Floors
Custom Mahogany Vanity & Stone Countertop with Glass Vessel Basin Sink

OFFICE

20'3" Ceiling Heights
Built-In Mahogany Cabinetry
Crema Marfil Marble Tile Floors

SECOND FLOOR

9' Ceiling Heights
Solid Core Wood Doors & Solid Wood Trims
Wood Casement Thermopane Windows
Flush Mount Solid Wood Baseboards

HALLWAY

Two Walk-Outs to Front Balcony Overlooking Front Yard
Brazilian Cherry Hardwood Floor
Mahogany Bench Seating
Mahogany Built-In Cabinetry
Three Skylights

PRIMARY BEDROOM

Vaulted Ceiling with 10'11" Ceiling Height at Peak
Walk-Out to Terrace
Wood Burning Fireplace with Stone Mantle
Solid Wood Accent Wall Panelling
Brazilian Cherry Hardwood Floor
Cedar Closet with Built-in Shelving
Solid Mahogany Built-in Study Nook

BATHROOM 2

7-Pc Ensuite Bathroom
Custom Mahogany Vanity with Marble Countertop, Two Glass Sinks and Vola Faucets

Kohler Porcelain Toilet & Bidet
Standing Shower with Axor & Hansgrohe Plumbing Fixtures & Freestanding Jacuzzi Tub
Crema Marfil Marble Tile Flooring

SECOND BEDROOM

Walk-out to Balcony Overlooking Rear Yard
2X Double Closets with Built-in Shelving
Brazilian Cherry Hardwood Floor

BATHROOM 3

4-Pc Ensuite Bathroom
Custom Mahogany Vanity with Stone Countertop, Kohler Porcelain Sink and Vola Faucet
Acrylic Shower & Bath Combo with Glass Enclosure with Hansgrohe Plumbing Fixtures
Kohler Porcelain Toilet with Stainless-Steel Hand-Held Hansgrohe Bidet Faucet

THIRD BEDROOM

Walk-out to Balcony Overlooking Rear Yard
2X Double Closets with Built-in Shelving
Brazilian Cherry Hardwood Floor

BATHROOM 4

4-Pc Ensuite Bathroom
Custom Mahogany Vanity with Stone Countertop, Kohler Porcelain Sink and Vola Faucet
Acrylic Shower & Bath Combo with Glass Enclosure with Hansgrohe Plumbing Fixtures
Kohler Porcelain Toilet with Stainless-Steel Hand-Held Hansgrohe Bidet Faucet

FOURTH BEDROOM

Walk-out to Balcony
2X Double Closets with Built-in Shelving
Brazilian Cherry Hardwood Floor

BATHROOM 5

4-Pc Ensuite Bathroom
Custom Mahogany Vanity with Stone Countertop, Kohler Porcelain Sink and Vola Faucet
Standing Shower with Hansgrohe Plumbing Fixtures and Body Jets
Kohler Porcelain Toilet with Stainless-Steel Hand-Held Hansgrohe Bidet Faucet

LAUNDRY-UTILITY ROOM

Stacked Bosch Washer & Dryer Appliances
Built-in Cabinets with Stainless Steel Sink
Crema Marfil Marble Tile Flooring
Keep Rite Furnace & Air Cleaner (2021)

LOWER-LEVEL

Built-in Five Car Garage

HALLWAY

8'7" Ceiling Heights

Crema Marfil Marble Tile Flooring

RECREATION ROOM

9'3" Ceiling Heights

Brazilian Cherry Hardwood Floor

Open Concept

Wet Bar & Stainless-Steel Countertops

Stainless Steel U-Line Wine Cooler & Bar Fridge

Sliding Patio Doors

EXERCISE ROOM

Freestanding Whirlpool Tub

Built-in Wood Bench Seating

Walk-out to Rear Yard

Built-in Closet Shelving

Crema Marfil Marble Tile Flooring

BATHROOM 6

Open Concept 3-pc Bathroom with Standing Shower with Steam Jets

Custom Mahogany Vanity with Stone Countertop and Vola Faucet

Laundry Rough-ins

Crema Marfil Marble Tile Flooring

BATHROOM 7

2-pc Bathroom

Custom Mahogany Vanity with Stone Countertop, Kohler Porcelain Sink and Vola Faucet

Kohler Porcelain Toilet

Crema Marfil Marble Tile Flooring

KITCHEN

Solid Wood Cabinetry with Stainless Steel Sink

DCS Stainless Steel Range & Hood Fan

Kitchenaid Dishwasher

Crema Marfil Marble Tile Flooring

BEDROOM-NANNY ROOM

Double Closet with Built-in Shelving

Crema Marfil Marble Tile Flooring

BATHROOM 8

3-Pc Ensuite Bathroom

Porcelain Sink with Chrome Vola Faucet

Standing Shower with Hansgrohe Plumbing Fixtures

Kohler Porcelain Toilet

STORAGE ROOM

Crema Marfil Marble Tile Flooring

SYSTEMS

Distinctions Brand Furnace (2015) with Tradewinds HRV & Air Conditioner

Bradford White Hot Water Tank with Holding Tank

400 AMP Circuit Breakers Electrical Panel

EXTERIOR - FRONT YARD

Second Floor Front Balcony

Second Floor Side Terrace

Sodded Lawns with Landscaping Lighting & Inground Sprinkler System

Private Interlock Brick Driveway (4 Car Parking)

Heated Paved Concrete Driveway (2 Car Parking)

Covered front Porch with Outdoor Pot Lights

EXTERIOR - BACKYARD

Second Floor Rear Balcony

Main Floor Stone Patio on Rear Balcony

Basement Stone Patio

Sodded Lawns with Landscaping Lighting & Inground Sprinkler System

INCLUSIONS

Stainless Steel Ultraline Professional Hood Fan

Stainless Steel Subzero Fridge

Stainless Miele Dishwasher

Bosch Oven & Cook Top

Panasonic Microwave

Dacor Warming Drawer

Kitchenaid Compactor

U-Line Stainless Steel Wine Cooler

Built-In Subzero Refrigerator & Freezer Drawers

Second Floor Stacked Bosch Washer and Dryer Appliances

Second Floor Keep Rite Furnace (2021) & Air Cleaner & Carrier Air Conditioner

Basement U-Line Stainless Steel Wine Cooler & Bar Fridge

Basement DCS Stainless Steel Range & Hood Fan

Basement Kitchenaid Dishwasher

Basement Distinctions Brand Furnace (2015) with Tradewinds HRV & Lennox Air Conditioner

Basement Bradford White Hot Water Tank with Holding Tank (Rental: \$48.83 per month)

Dectron Indoor Heat Pump

Burnham Pool Heater & Jacuzzi Laser 250 Sand Filter System

BEAM Central Vacuum System

Wall Mounted Alarm System Hardware (Monitoring Extra)

All Window Coverings

All Affixed Electrical Fixtures

**Prospective purchasers and agents should satisfy themselves regarding the accuracy of the information contained herein.*

***Not intended to solicit buyers and sellers currently under contract.*