

True Luxury CUSTOM HOME BUILDER

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17 EDGEWILD DRIVE

A TIMELESS ARCHITECTURAL JEWEL

A truly "Luxury" home sculpted within the landscape of one of the most coveted locations in the township of Caledon

This stone French Country Manor sits proudly on a 2.12-acre cul-de-sac lot in the picturesque hamlet of Palgrave. Surrounded by conservation, world-class equestrian parks, ponds, and nature trails. This bespoke bungalow boasts 6700 S.F. of Grand Living Space. From the oversized Great Room to the richly appointed Formal Principal Rooms and multiple fireplaces. No attention to detail has been spared by the builder. A huge Chef's Kitchen and Breakfast Area opens onto an outdoor Lanai with a wood-burning fireplace overlooking the expansive grounds and panoramic views, perfect for the entire family and for entertaining. 4 generous bedrooms and 4 bathrooms, including a Private Master Bedroom wing and a lavish ensuite complete with sitting and Dressing Areas. The optional Loft Retreat leaves endless possibilities. The naturally well-lit walk-out basement has a finished landing and is open to your imagination! A formal drive leads through the Porte-Cochere to a Parkade serving both 2-car garages. Country living at its finest with close access to the city. (OPTIONS of additional loft areas for a Retreat/In-law suite and accommodations for an elevator to all 3 floors)

Features and Finishes

Pride and craftsmanship will be apparent from the moment you enter the front door; the majestic, 2-storey foyer opens up through a large pass-through to a centrally located great room with sight lines past a stone fireplace through the rear, double-volume, glass wall to the covered outdoor living area and on to the rear yard. This home is designed with family living in mind. The traditional areas flow through galleried, 12-foot-high, coffered hallways. From the casual living areas, formal entertainment rooms with raised boxed ceiling details, and a spacious gourmet kitchen featuring a large breakfast bar and bright, morning sun windows. French doors, serveries, pantries, and exquisite granite countertops. Main levels will boast signature spaces, gleaming wood floors, expansive storage spaces, elegant crown-moulded ceilings, fully trimmed-out and panelled archways, and an exceptional marble double-volume foyer. Grand master suite to include a large dressing room, his and hers walk-in closets, and lush spa bath retreat areas, with a private sitting area to relax and unwind in. Family bedroom areas to have their own ensuites, study areas, and full walk-in closets.

Exterior Features and Finishes

- Individually striking with unique and varied rooflines, custom ironworks
- Distinctive, full "NATURAL" stone exterior as completed, laid rustically, with no brick combinations (all stone), dormers, and box outs with pre-finished wood grain LUX 20 gauge siding
- Two hidden, oversized double-plus car garages with drive-in through covered porte cochere
- Self-sealing 40-year, limited manufacturers lifetime warranty, architectural asphalt shingles with ribbed metal roof accents as per plans at cone turret roofs, upper dormers, and lower bay windows and porch roof areas
- Colour-coordinated, maintenance-free aluminium soffits, fascia, eaves trough, and downspouts.
- Exterior decorative faux iron railings, along with a possible glass rail at rear
- Oversized 10' x 9' wood carriage house-type roll-up garage doors with glass inserts, openers, and keypads
- Solid "Real Wood" 2 3/4" front door entry system with side lights and top wood mullion glass inserts
- Fibreglass and metal painted-look entry doors and double doors are typical throughout as per plans. Upgraded exterior hardware in a matte black metal finish as per builders samples and allowances.
- Colour-coordinated (antique black) exterior vinyl thermo pane low-E argon gas-filled casement windows with screens throughout. Front elevation units to have decorative LEADED DIAMOND BEVELLED glass at some elevations
- Covered front porch AND rear porch soffit area with traditional Douglas fir timbers and pine tongue and groove feature.
- Engineered reinforced concrete slab rear deck off of kitchen and great room as well as off the master bedroom and office with iron rail
- Rear covered lanai outdoor living area, looking over the rear yard. Wood-burning fireplace and natural pine tongue and groove soffit. Additionally, a covered barbeque/outdoor kitchen area off to the side
- Frost-free outdoor water taps in front and back and in garage areas, outdoor covered receptacles at porches and soffits for seasonal lighting
- Professionally graded and seeded lot, except where trees or hard landscape are placed
- Concrete slab poured for preparations of interlock or flagstone walkway, courtyard, and below rear deck. Courtyard concrete slab is insulated and piped for a future heated snowmelt system at the owner's expense
- The front entrance at the driveway/street is to have two stone and brick pillars and 6" thick natural granite t caps with lighting, receptacles, steel posts, and electrical for future gate accommodations. Standard stone finishes to match the home
- Top of the line, engineered private septic system as per approved drawings. Waterloo Biofilter with oversized 2500-gallon tank with effluent filter to accommodate any future additional usage

General Construction Upgrades (Our Standard)

- 10" and 12" engineered, reinforced concrete foundation walls with upgraded drainage layer
- Poured concrete basement, garage, courtyard, and porch areas and "Rear Deck" all with rebar drilled at 2' spacing at exterior walls
- Structural pre-primed steel beams and columns typical throughout
- Rough-in for basement and exterior courtyard and portico slabs for in-floor heating, 2" foam insulation, wire mesh throughout, and plastic piping terminated in the utility room. Ready for "in-floor slab comfort heat"
- Insulation as per OBC Package J. R-22 exterior walls, R-60 ceilings, and R-20 in the basement to be full height stud wall and vapour barrier as per OBC
- Utility stair from the garage to the basement
- Upgraded spray foam insulation to the underside of box bays and at steel beams and column areas at exteriors
- Full 2 X 6 and R22 exterior wall construction with 1/2" plywood is typical including all garages. Fully insulated garages with gas lines and receptacles for natural gas ceiling-hung heaters
- 2X6 interior partitions on the first floor throughout, along with 12" walls with extra wide/deep doors and archways
- Engineered "I" joist floor system, glued and screwed 3/4" spruce plywood
- Basement exterior walls to have full stud walls with insulation and vapour barrier
- Full truss roof system, with a garage built with "LOFT" type trusses to allow for future loft space. Ideal for an in-law suite, nanny suite, workroom, office, etc.
- Roof plywood 1/2" spruce standard
- Windows above garages in dormers, gables, and cupolas are working true units for future use
- Full Tyvek air barrier house wrap, joints and window perimeter taped
- Downspouts run into 4" PVC rainwater pipes, 4 feet below grade, with gravity flow out to rear and side yard
- Provisions in the framing for Elevator to access all three floors (currently walk-in linen closets)
- 1/2" plain and 1/2" ceiling board throughout with Denshield rock board at all showers

Interior Features

- 12' (twelve-foot) and 10' (ten-foot) main-level ceiling height minimum with many areas raised
- 12-foot ceilings in the dining room, raised 16-foot cathedral in the master bedroom, and double-volume 22-foot great room and foyer
- Coffered, waffle, and tray ceilings, as indicated on plans, in all principal first-floor rooms, hallways, and second-floor bedrooms with crown moulding as per plans
- 9' (nine-foot) basement and second-floor ceiling height with raised areas in all bedrooms
- Cornice mouldings throughout the main floor foyer, hallways, and principle rooms on one level at box outs. Master bedroom and master sitting room, main ensuite, kitchen, great room, den, foyer, powder room, and hallways at side service. Dining room to have raised panel medallion at ceiling
- Smooth ceilings throughout the entire home on all finished levels
- Custom multiple depth 11 1/4" first-floor baseboard with 4 1/2" casing and backband on all doors and archways. Door and archways oversized depth to allow for panelled areas with architrave headers, windows to have bottom sills
- Main floor heavy 8-foot semi-solid 1 3/4" doors, panelled with a smooth finish
- All trim to be smooth finish painted white
- Premium 'Benjamin Moore' paint colours, one base coat and two finish coats
- Interior hardware matte black metal levers and steeple tip hinges
- Plastic-coated white wire and white melamine shelving and rod in all closets
- The main floor master walk-in closet is to have closet organizers and a dressing area vanity and bench as per millwork allowances
- Main level to basement staircase is to be a combination of 2" thick treads and maple paint-grade stringers with nosing to match. Full bullnose with oversized newel post at bottom tread. Main floor to be standard stair size and finish. Secondary utility stairs to be of the same standards and finishes
- Railings have a 3" wide oak handrail and 1 3/4" painted maple pickets. (wrought iron can be substituted)
- 3"x 3/4" solid oak or maple flooring in Great room, dining room, study, bedrooms, and hallways as per plans with any additional tile areas substituted if chosen
- 16x16 or 12x24 marble, slate, or porcelain tile flooring in the main foyer entry, kitchen, laundry/mud rooms, and all bathrooms.
- Gas fireplaces as per floor plans. (Natural Gas) Single-sided front great room with full stone floor to ceiling. One-sided fireplace in Master bedroom, with painted wood mantel and marble surround and hearth. Rear covered Lanai to have wood-burning outdoor stone fireplace
- Oversized cold cellars, complete with insulated doors under the front porch and at rear of the basement, at the complete rear of the home as well
- Garage walls and ceilings drywalled, insulated, and prime painted

Mechanical Features

- Three (3) Forced air High efficiency "natural Gas" furnaces, central air conditioning and power humidifier with taped ducting and three programmable thermostats
- Central vacuum system with vac pans at kitchen
- Gas connection for range, and barbeque and future pool allowances
- Rough-in security system and cameras, doors and windows on main level terminated at electrical panel. All hard wired
- Carbon Monoxide and smoke detectors throughout all bedrooms and hallways and basement (or any additional as per OBC)
- Tankless hot water heater / combo unit, with basement slab roughed in for HEATED floor. Pex piping and insulation board complete
- There are TWO 3 piece basement washrooms roughed in with Sump pit and two sewage ejector pits with pumps supplied
- Abs drain in two furnace room locations and a two additional in cold rooms and basement landing
- Decora plugs and switches
- 200 amp service with transfer shut off panel for all future works
- Halogen interior pot lights as per allowances, exterior soffit pot lights
- 220 volt receptacles for dryer and stove
- Electrical fixtures, plumbing fixtures roughed in and installed by licensed tradesman
- Ground fault interrupter outlets in all bathrooms, powder room and exterior plugs

Kitchen, Bathrooms and Laundry

- Custom kitchen and bathroom cabinetry. Extended-length uppers, matching crown mouldings, and valences with under-cabinet lighting. Built-in wall oven and microwave cabinet. Pull out the pot and pan drawer and the base cabinet with the lazy Susan.
- Two large, oversized centre islands with breakfast bars and receptacles for working areas
- Granite countertops throughout
- Separate hidden pantry room behind cabinetry
- 10" deep double-compartment stainless steel sink with high-arch faucet and vegetable spray
- Dishwasher cabinet with rough-in of plumbing and electrical
- Kitchen range hood fan with 10" insulated pipe vented to exterior
- Kitchen feature wall with stone backsplash and pot filler behind range
- Pendant lighting above breakfast bars
- Servery cabinet with bar sink and receptacle for wine fridge and additional dishwasher at entrance to dining room
- Luxury spa-like Master ensuite bathroom in marble or limestone, including flooring, vanity top, tub deck, and surround if applicable, or free-standing claw tub
- Electrical in-floor heat under flooring with a separate programmable thermostat
- Large shower room with bench seat; shower walls and door to be frameless tempered glass. Private glassed-in water closet area possible, double sinks with makeup area
- Powder room with free-standing vanity with vessel sink on marble countertop with high-arch, wide-set faucet. Crown moulding at ceiling level
- Three additional upper bedrooms to have their own ensuite, water closet/shower, individual vanity, and makeup areas. Richly appointed finishes in both, with frameless tempered glass shower doors, full floor-to-ceiling porcelain tile with marble surrounds
- Oversized Mud room and laundry area with access to garage, upper and lower cabinets as per plans, stainless steel sink with single-lever faucet with pullout
- Additional accommodations in place for the washroom and laundry area in the unfinished loft
- All kitchen, bath, and laundry cabinetry is subject to builders allowances

Additional Features (at additional charges)

- **BONUS FEATURE.** Additional second-floor studio loft. Accessible by a staircase from the mudroom/garage entrance. Approximately 1100 sqft.
- Optional loft area above garage. Possibly an in-law suite, nanny suite, office area, work storage area, or "Man Cave" Up to 1100 sqft with plenty of natural lighting from multiple windows. Separate doorway and staircase accessible from the mudroom or future elevator. This can be a completely finished area with dry-wall, trim, flooring, and its own bathroom and laundry, OR an unheated storage area with the bare bones until future resources permit
- Open stair to basement with finished landing area and entrance to unfinished basement areas. Tiled flooring, trim, paint