



## **Welcome To 22 Netherford Rd**

New Stunning Custom Designer Home With Over 6,500 Sq. Ft. Of Luxury Living On One Of Vaughan's Most Prestigious Neighbourhoods, Old Maple! This Beautiful Home Will Capture Your Hearts With Its Contemporary Classic Design And Is Loaded With Luxurious Features And Finishes. Thoughtful Design Affords An Abundance Of Natural Light Throughout The Home With Generous Principal Rooms, Expansive Living Space, Bedroom Suites And A Lower Level Walking Up To Backyard. Explore 22 Netherford Rd In 3D!

**Extras:** Large 62x190 Lot, Natural Stone Casablanca Brick Exterior, Royal Stone Interlock Driveway, Thermador Appliances, 19 Feet High Ceiling Living Room, Integrated Trimroc LED Light Covers Throughout For Enhanced Lighting Effects, In Floor Heating System And So Much More! See Feature Sheet For Full Details.

### **EXTERIOR EXTRAS**

- Casablanca Brick W/ Indiana Swan Buff Coursing Natural Stone
- 16 Channel Ip Camera W/ 10 Cameras DVR 3TB
- 42" Fiber Glass Single Entry Door System With 2 Sidelights And Transom, 8 Individual Direct Glazed Diamond Glass, Stained Wood Grain, Black Low-Profile Adjustable Seal Point Lock System
- 4 ¼" Vinyl Windows Painted Black Exterior & Interior
- Low E/Argon Glass Super Spacer Bar For The Highest Energy Efficiency
- Columbus European Style Roof
- Royal Stone Interlock Driveway
- Interlock Rear Walkway
- 3 Feet Ice & Water Shield Eaves Protection Throughout W/ Cambridge Lifetime Warranty Shingles
- Architectural Crown Moldings
- Iron Entrance Gates W/ Sienna Pressure Treated Wood Fence
- Two Cedar Mattison 4 Section Garage Doors, Built To Suite Lift
- 50 Feet Loggia With Catwalk With Aluminum Post And Glass Railings
- Outdoor Jet Glass Shower 3pc And Change Room
- Rough In For Outdoor Kitchen Amenities With Gas Line
- Rough In For Outdoor Speakers
- Double Window Dormer

## **INTERIOR EXTRAS**

- Full Length Frame Windows
- Floor To Ceiling Windows On The Mail Level
- All Doors Have Bevelled Panels With Applied Molding
- Vintage 7" <sup>3</sup>/<sub>4</sub> Old Oak Fumed Pearl Hardwood Flooring
- Built In Flush Wood Floor Vents
- 4.5" Casings With Backbend
- 9" Baseboards With Plus Shoe Mould
- Trimroc Crown Molding

## **MAIN LEVEL**

### **FOYER**

- Italian Imported Porcelain Tiles
- Custom Canadian Manufactured Chandeliers
- Archways Open To Dining And Family Room
- Integrated Guest Closet Rooms
- Staircase: Closed Stringer Open Risers 1' <sup>3</sup>/<sub>4</sub> Treads, Glass Railing With Chrome Handrails S/S Standoff

### **POWDER ROOM**

- Marcal Bath Vanity Diamond Collection – Black Gloss
- Aquadesign Zucchetti Disegno Swarovski Crystal Faucets

### **LIVING ROOM**

- 27 Foot Ceilings
- Stone Casings Natural Limestone Fireplace Hand Crafted With Stone Casings And Mirror Insert
- Integrated Trimroc LED Light Cove For Enhanced Lighting Effects
- Full Length Frame Windows

### **FAMILY ROOM**

- Book Matched 3 <sup>3</sup>/<sub>4</sub> Granite Stone Fireplace
- Full Length Frame Windows
- Integrated Trimroc LED Light Cove For Enhanced Lighting Effects

### **DINING ROOM**

- Integrated Trimroc LED Light Cove For Enhanced Lighting Effects
- Full Length Frame Windows
- Pocket Door Entry To Kitchen And Service Hall

### **KITCHEN**

- Thermador Appliances
- 18" Wide Freezer
- 30" Fridge
- 48" Cook Top Six Burner Electric Grill

- 30" Double Combination Built-In Oven
- 24" Custom Dishwasher
- 54" Wide Hood Insert Custom Hood Fan
- Feature Wall Taj Mahal Granite Backsplash Throughout With Waterfall Island To Match Featured W/ Electric Plug On The Sides & High Gloss Base
- 3 Individual Pendant Canadian Factored Chandeliers

## **INDOOR AND OUTDOOR SERVICE AREA**

- 2 Pc Bathroom
- Laundry Area
- Cabinets

## **MUD ROOM**

- Custom Build-In Family Closet
- Imported Italian Porcelain Tiles
- Canadian Custom Chandelier

## **Nanny Suite**

- 3 Pc Bathroom With Glass Shower
- 9" Foot Vaulted Ceilings With Pot Lights
- Hardwood Flooring
- Double Window Dormer
- Open Stringer Stairs 12mm Glass Railing On Standoff Details

## **SECOND LEVEL**

### **MASTER BEDROOM**

- 10" Integrated Tray Design Ceiling W/ Custom Molding
- Walk In Closet With Custom Made Wardrobe
- Marble Countertop Double Vanity
- Steamiest Master En-Suite Shower
- In Floor Heating Throughout The Bathroom
- Caesarstone Counter Top
- Full Length Featured Mirror Wall
- 6 Foot Free Standing Bathtub
- GROHE Swarovski Crystal Handles
- Enclosed Glass Shower And Water Closet
- Aquadesign Zucchetti Disegno Swarovski Crystal Faucets, Vanity Handle, & Shower Valves

### **SECOND MEDROOM**

- 3 Pc Bathroom
- Build In Closets
- Canadian Manufactured Chandeliers

### **THIRD BEDROOM**

- Walk In Closets With Built In Wardrobe Closets
- Shared Bathroom Double Vanity W/ Heated Floors, And A Tub

#### **FOURTH BEDROOM**

- Walk In Closets With Built In Wardrobe Closets
- Shared Bathroom Double Vanity W/ Heated Floors, And A Tub

#### **LAUNDRY ROOM**

- LG Washer & Dryer Turbo Steam
- Hanging Unit W/ Drip Dry
- Quartz Stone Granite Countertop W/ Marble Backsplash

#### **LOWER LEVEL**

- 9 Feet Ceilings
- Feature Bar W/ Bar Fridge & Dishwasher
- In Floor Heating System R10 Insulated Radiant Pads
- Prewired For Theatre Room
- Finished Space For Wine Room With Rod Iron Sand Blessed Diamond Shaped Glass Door
- Walk Up Aluminum Post & Glass Railings

#### **GUEST BEDROOM**

- 2 Pc Bathroom
- With LED Illuminating Vanity 60"
- Wal Sconces
- Full Height Mirror

#### **MECHANICAL ROOM**

- DVR Alarm System
- 5 Ton 13 Seer Two Stage Performance Central Air Conditioner
- Steam Humidifier System
- Digital Thermostat
- HRV System
- New High Efficiency Furnace
- Ultraviolet Light & Photocatalytic Air Cleaner
- 200 AMP Panel
- Tankless Water Tank
- S/S Manifold System
- 96% AFUE With Holding Tank For Hot Water & Heat
- 2 Zone System Lennox Furnace With Variable Speed & Capacity

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