



Edge
cliff
ESTATE

The Montebello

The Montebello

2045 Edgecliffe Place • 2,800,000 plus GST

A Tuscan inspired architectural design by award winning Zebra Design.

4 Bedrooms
5 Bathrooms
4,386 Sq. Ft.



Edgecliffe

ESTATE II



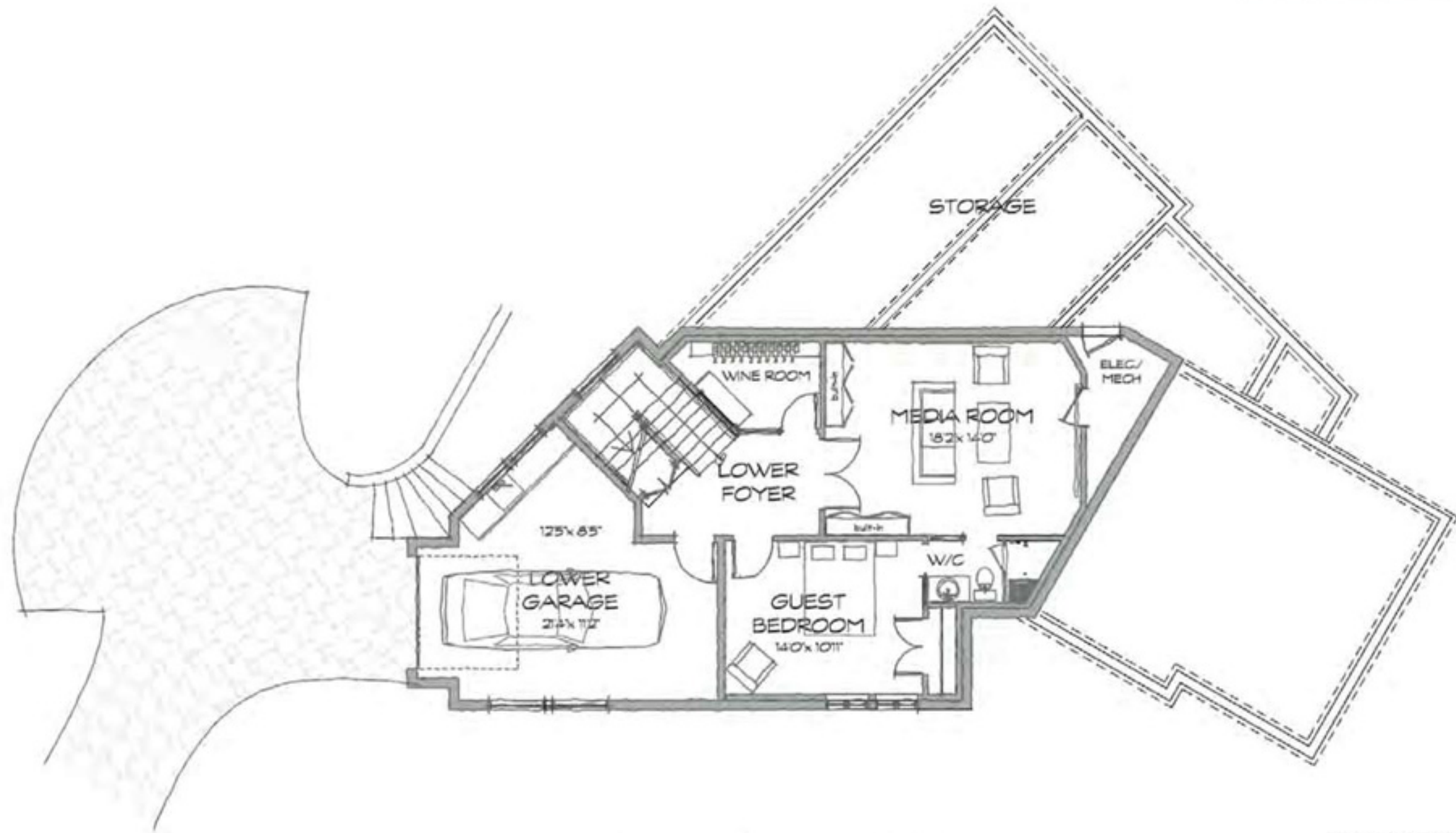
LOT 'C' MAIN FLOOR 1680FT²



LOT 'C' UPPER FLOOR 1910ft²

Edgecliffe

ESTATE



LOT 'C' LOWER FLOOR 1160ft²

"THE MONTEBELLO"

2045 Edgecliffe Place

\$2,800,000 plus GST

A stunning residence of Classic stately design

ARCHITECTURAL DESIGN & EXTERIOR FINISHES

- ~ A Tuscan inspired architectural design by award winning Zebra Designs
- ~ Exterior detailing including faux finished custom hand formed stucco exterior, with imported stone archway features, wrought iron railings and a double garage on the main level and a separate lower garage with workshop
- ~ Professional landscape design, multi-zoned sprinkler system, custom built-in BBQ, and a built-in outdoor fireplace

SOPHISTICATED INTERIOR DESIGN & FEATURES

- ~ Sophisticated interior design by Award-Winning Interior Designer Robyn Bryson
- ~ Hardwood flooring throughout main floor
- ~ Over sized custom Wrought Iron and glass front door opening into a two storey grand foyer
- ~ Entertainment sized Great Room with see through in-door/out-door fireplace and custom coffered ceilings
- ~ Special ordered "Hurd Windows" throughout
- ~ Exceptional finishing and hardware details throughout
- ~ Over sized interior doors with custom hardware, trimmed out with stained wood moldings

CHEF'S KITCHEN & DINING AREAS

- ~ Gourmet kitchen designed by Award-Winning cabinet maker with imported Quartz countertops, built-in eating area and Deluxe appliances including: Sub-Zero refrigerator, six-burner gas range, two wall ovens, two Bosch dishwashers and a "hidden pantry"
- ~ Specialty Wine fridge and built-in "coffee bar"
- ~ Bright south-facing kitchen/breakfast area overlooking private patio area
- ~ Built-in stereo sound system throughout kitchen and dining room

ENTERTAINMENT AND RELAXATION

- ~ Spacious second level Master Wing with private deck, Juliet balcony, cozy gas fireplace and generous walk-in closet with built-ins and wall safe
- ~ Ensuite with custom oversized steam room/walk-in shower, soaker tub, double vanity, LCD television, in-floor radiant heat, towel warmer and built-in stereo system
- ~ Media Room / Family Room with projector and sound system and a custom built-in beverage bar
- ~ Designer series luxury bathroom and plumbing fixtures
- ~ Flex Room on the upper level with fold away custom made sliding doors

SOPHISTICATED SYSTEMS

- ~ Low voltage Graphic-eye lighting system
- ~ High efficiency In-floor Radiant Gas Water Heating throughout
- ~ Alarm system pre-wired and built-in intercom system
- ~ CAT-5 network wiring
- ~ Built-in wall safe and built-in vacuum system
- ~ Custom light and plumbing fixtures
- ~ Custom designed and thermostatic controlled Wine Room
- ~ Terrazzo heated concrete floors on lower level with private guest bedroom
- ~ Heated storage / crawl space areas

OUTDOOR LIVING

- ~ Professional Landscape Design offering in-ground sprinkler system, outdoor fire pit, built-in barbeque, hand-crafted arbours and fencing
- ~ Maintenance-free concrete patios
- ~ Built-in outdoor stereo/sound system
- ~ Custom designed wrought iron railings and landscape walls

2-5-10 Year New Home Warranty Protection

Meticulously created by
National Award-Winning Builder
Abstract Developments Inc.

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ESTATE



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Abstract Developments Inc. reserves the right to make changes in order to improve the development.

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