



Edge
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ESTATE

The Westcott

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2035 Edgecliffe Place ♦ \$2,500,000 plus GST

Classic "English Cottage" architecture by award winning Zebra Design.

3 Bedrooms + Library

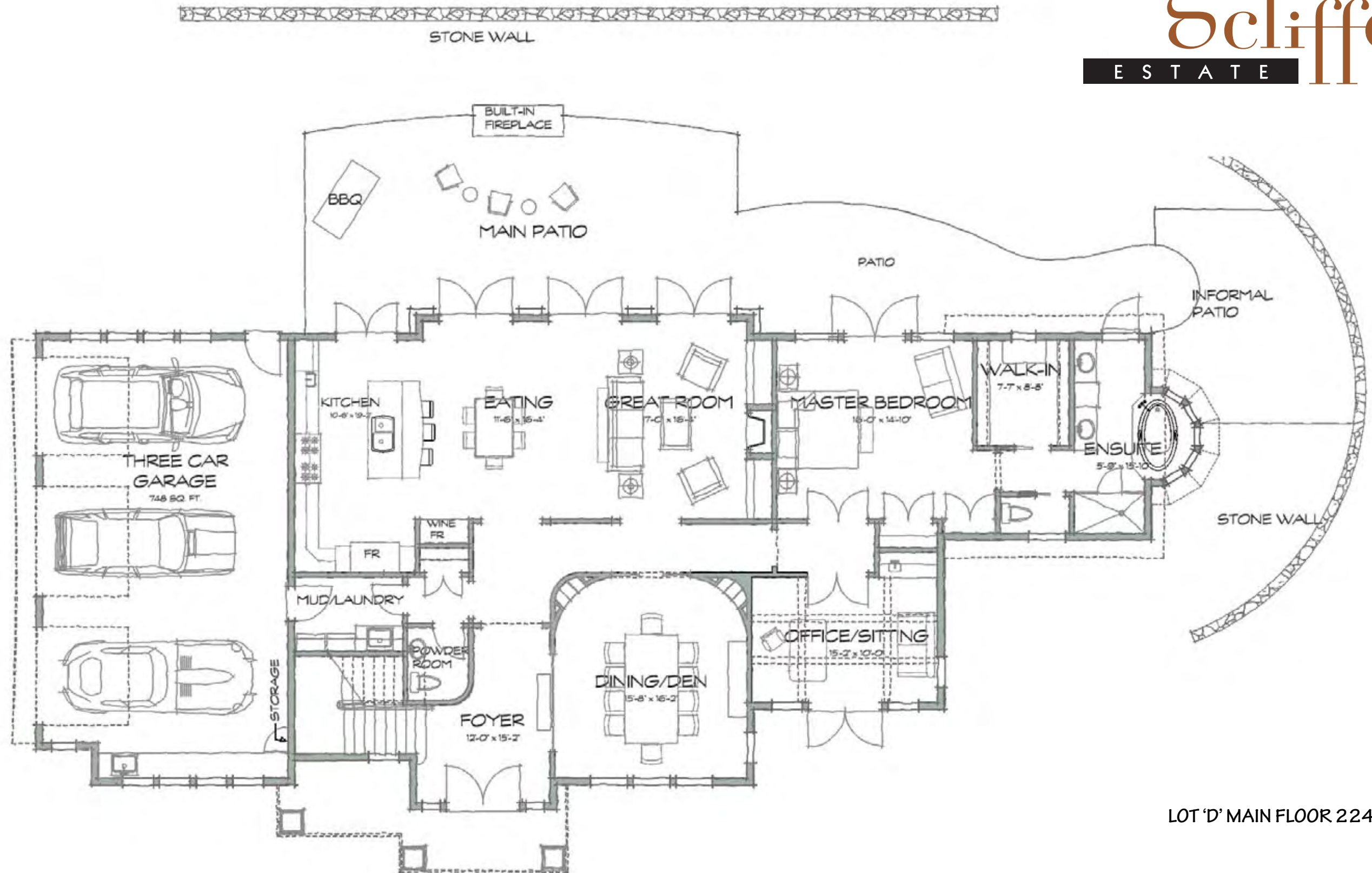
4 Bathrooms

4,130 Sq. Ft.

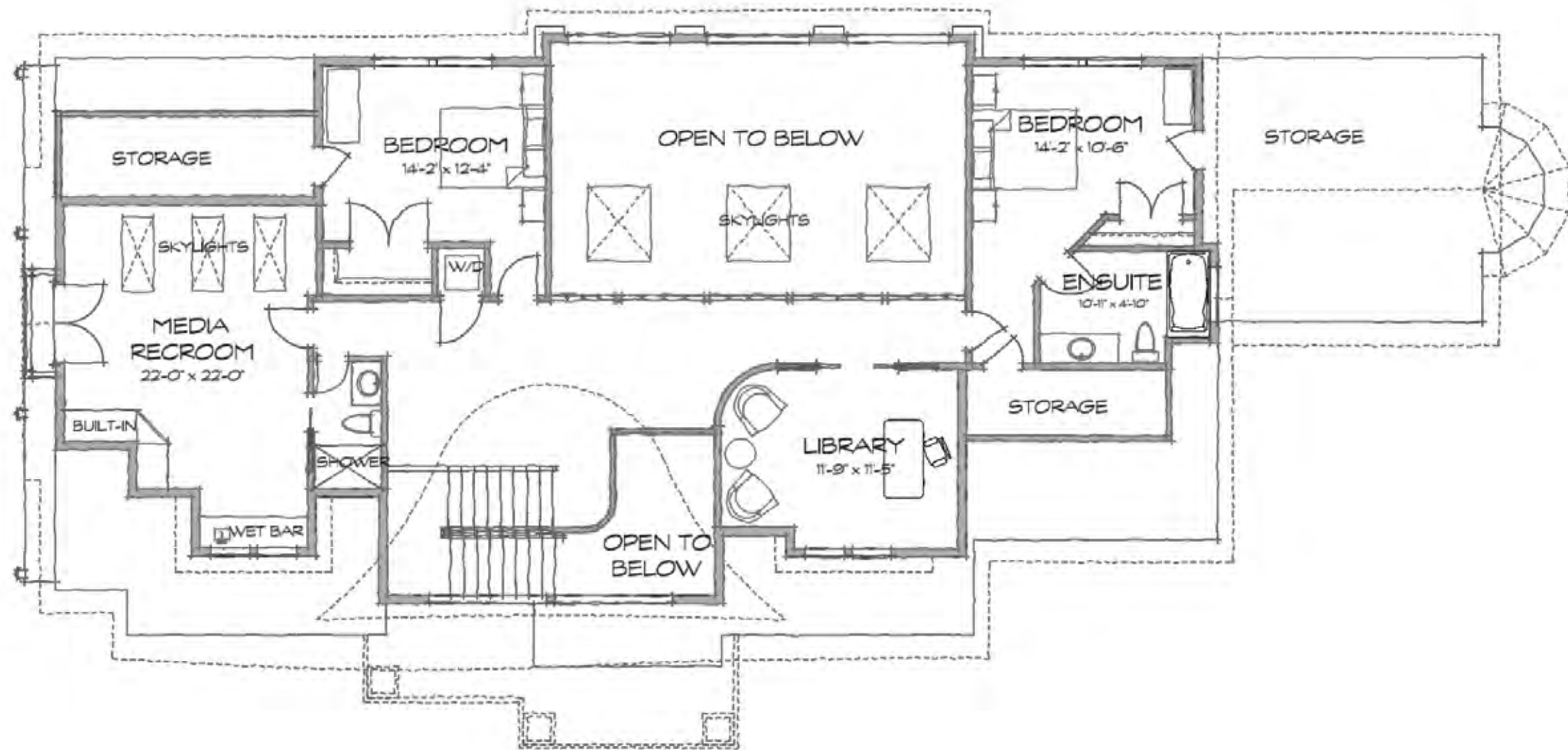


Edgecliffe

ESTATE



LOT 'D' MAIN FLOOR 2240FT²



LOT 'D' UPPER FLOOR 1890ft²

“THE WESTCOTT”
2035 Edgecliffe Place

\$2,500,000 plus GST

An inspiring residence of “Classic English Cottage” design

ARCHITECTURAL DESIGN & EXTERIOR FINISHES

- A “Copper Eyebrow Roofline” inspired architectural design by multiple award winning Zebra Designs
- Exterior detailing including cedar shake and custom copper roofs, richly stained cedar shake exterior walls, exposed roof “rafter tails”, oval windows, and custom made chain downspouts
- Professional landscape design highlighting a large covered front entry with custom oversized arched doorway, extensive privacy rock walls, multi-zoned sprinkler system, huge south facing patio, and custom built-in gas BBQ, and a built-in outdoor gas “firepit”

SOPHISTICATED INTERIOR DESIGN & FEATURES

- Sophisticated interior detailing by Award-Winning Interior Designer Robyn Bryson
- Custom vaulted and two storey “hand cut” ceilings with multiple skylights for natural light and a tremendous open ambiance
- Desirable main floor “Master Wing” with private home office / den with coffered ceilings and built in bar with French doors onto private patio
- Walnut Plank Hardwood flooring throughout main floor and open staircase
- Over sized custom double “arched front door opening into a two storey grand foyer with an imported mosaic tile inlay
- Entertainment sized Great Room with soaring 20’ ceilings solid limestone gas fireplace with built-ins and three French doors opening onto huge south facing patio
- Spacious Formal Dining Room with custom made shutters and over height “pocket doors” and built-in buffets
- Exceptional finishing and hardware details throughout
- Over sized interior doors with custom hardware, trimmed out with classic stained and painted wood moldings

CHEF’S KITCHEN & DINING AREAS

- Gourmet kitchen designed by Award-Winning cabinet maker with imported Granite countertops, huge faux finished “island” with custom made “stainless steel” countertop, built-in wine fridge and servery area

- Deluxe appliances including: 48” Sub-Zero refrigerator, Five Star six-burner gas range, two wall ovens, two dishwashers and a “built-in cappuccino machine ” and a 24” Sony LCD television
- 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, great room, ensuite and rear patio

ENTERTAINMENT AND RELAXATION

- Spacious second level Media Room with built-in big screen TV and surround sound, Juliet balcony and built-in beverage bar
- Ensuite with custom oversized steam room/walk-in shower, soaker tub, double vanity, in-floor radiant heat, towel warmer and built-in stereo system
- Designer series luxury bathroom and plumbing fixtures
- Library on the upper level with privacy 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
- Architectural Exterior landscape lighting throughout

OUTDOOR LIVING

- Professional Landscape Design offering in-ground sprinkler system, outdoor fire pit, built-in gas barbeque, hand-crafted privacy rock walls and fencing
- Maintenance-free “Old Country Abbotsford Stone” patios with a custom designed water fall feature at the front entrance of the Private Road
- Built-in outdoor stereo/sound system for outside entertaining
- Custom rock walls and private landscaped patio off the home office

2-5-10 Year New Home Warranty Protection

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

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