



Harvey Kalles Real Estate Ltd. Brokerage

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Presents

Highlands

100 Highland Road, Northumberland Hills





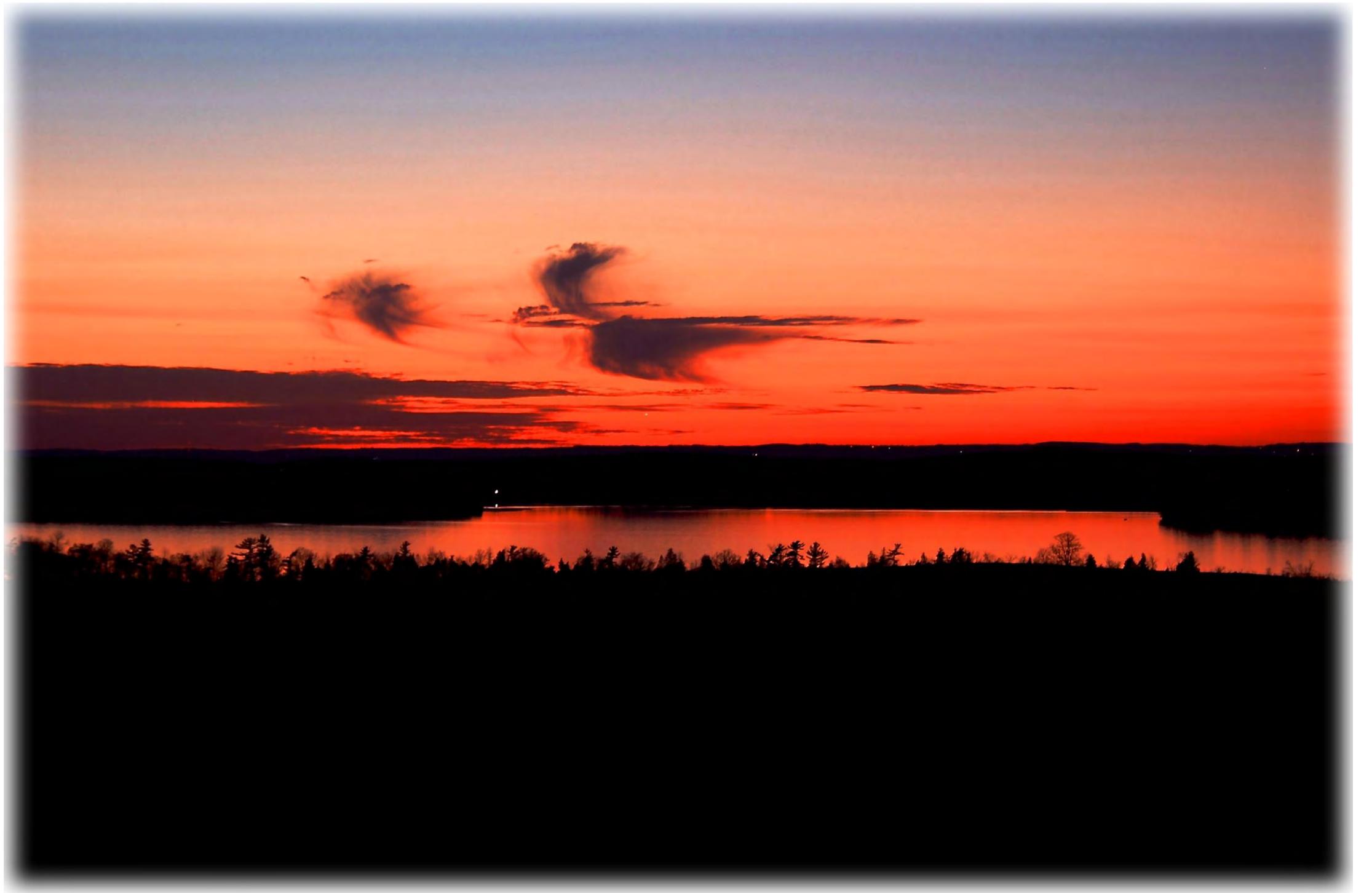
Heliport in the Winter

















































































F a m i l y R o o m





Main Level Laundry Room



Master - Dressing Room







Lower Level Landing





Lower Level Laundry Closet



Lower Level - Theatre Lounge







Lower Level - Guest Room

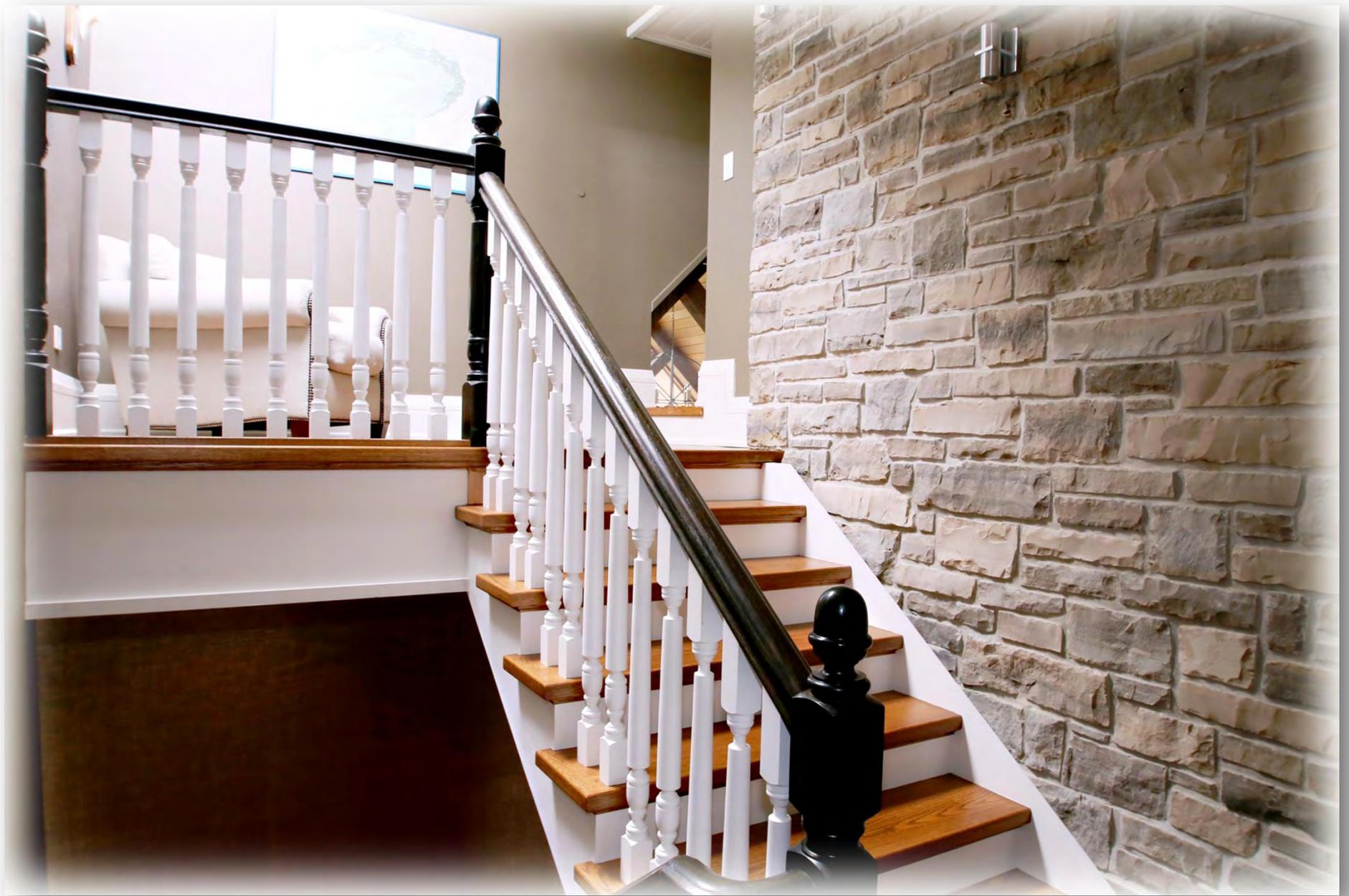




Lower Level Guest Room Patio



Lower Level Guest Room Ensuite

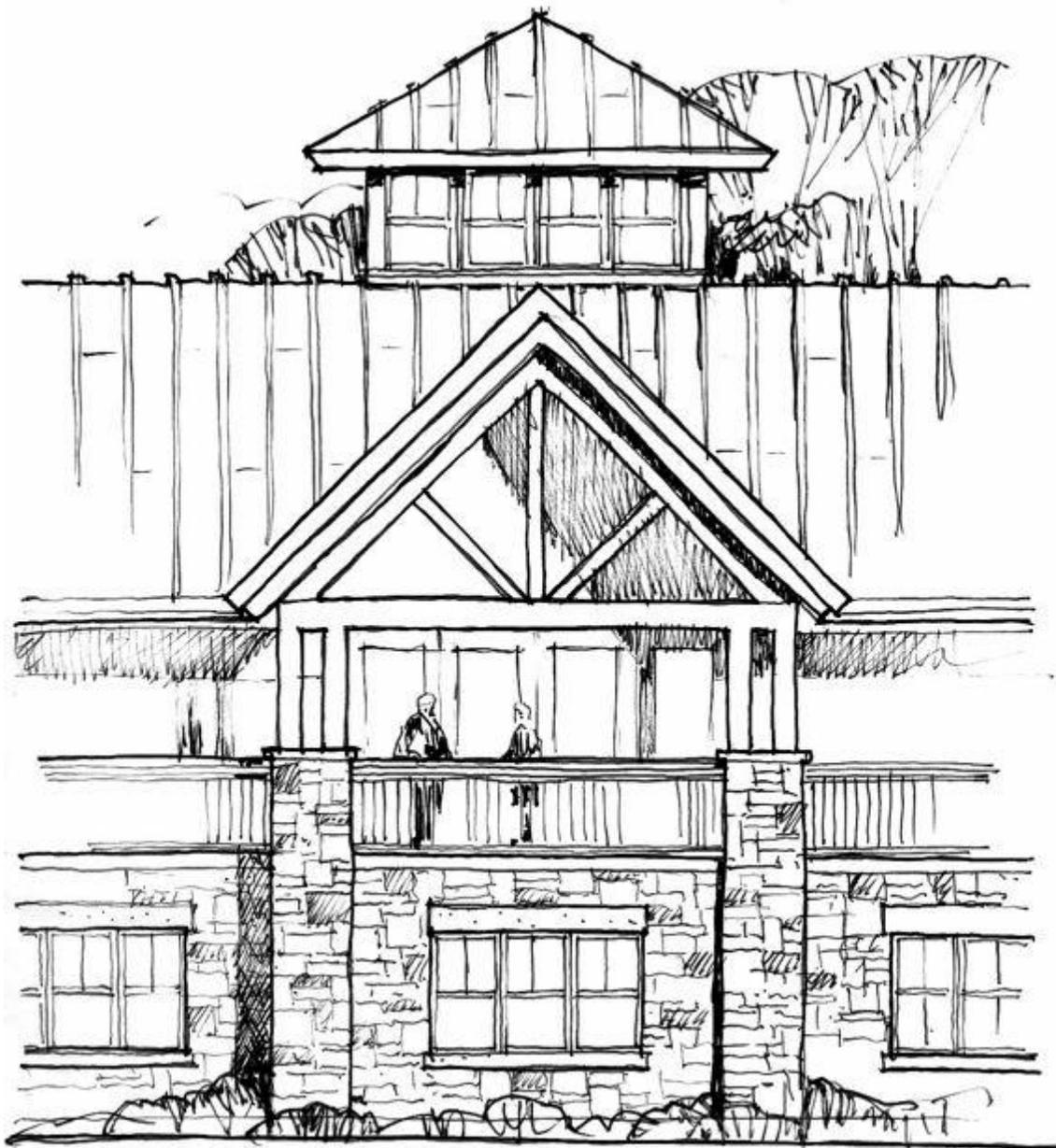


Stairs to Bell Tower Loft

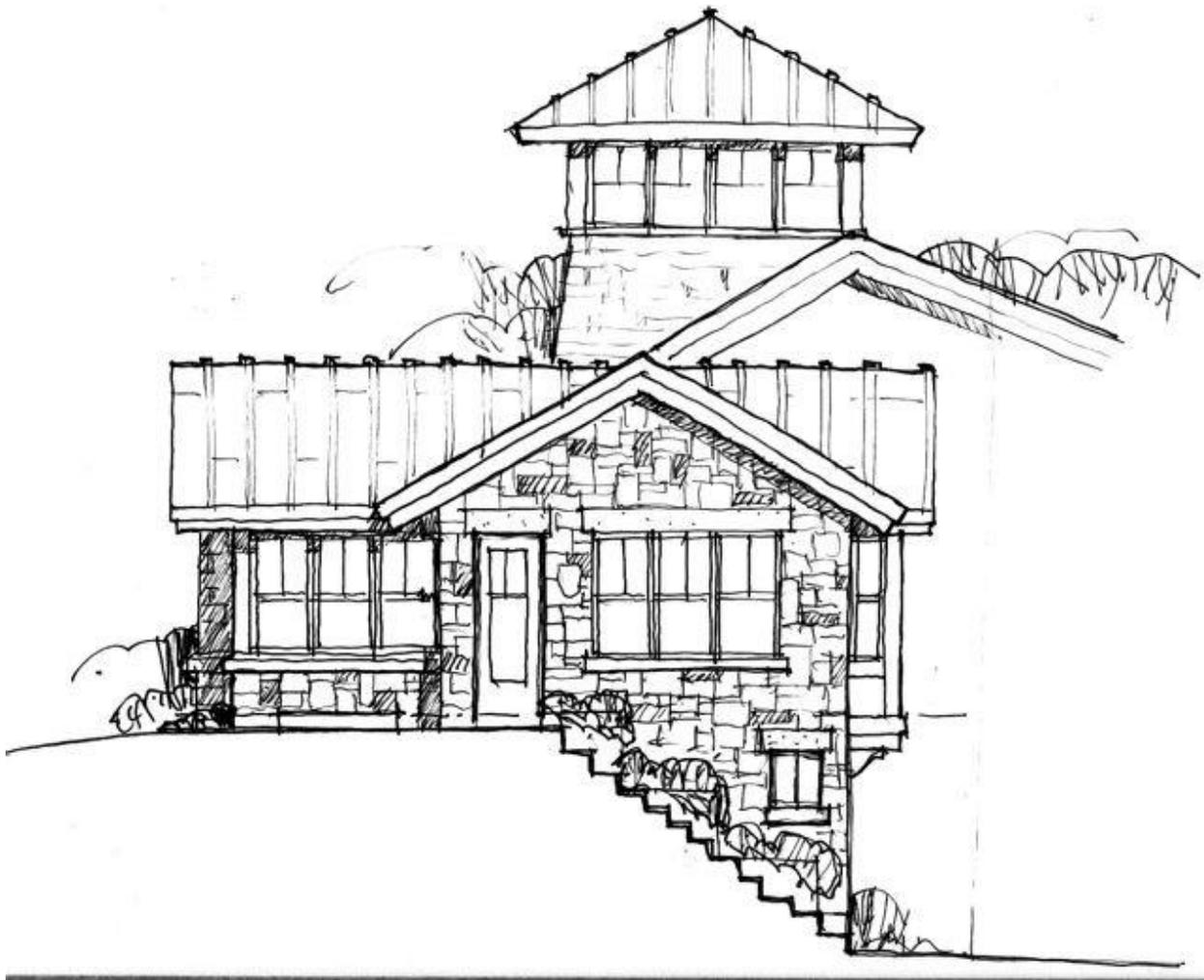


Bell Tower Loft

Select Original Creatives
Architect



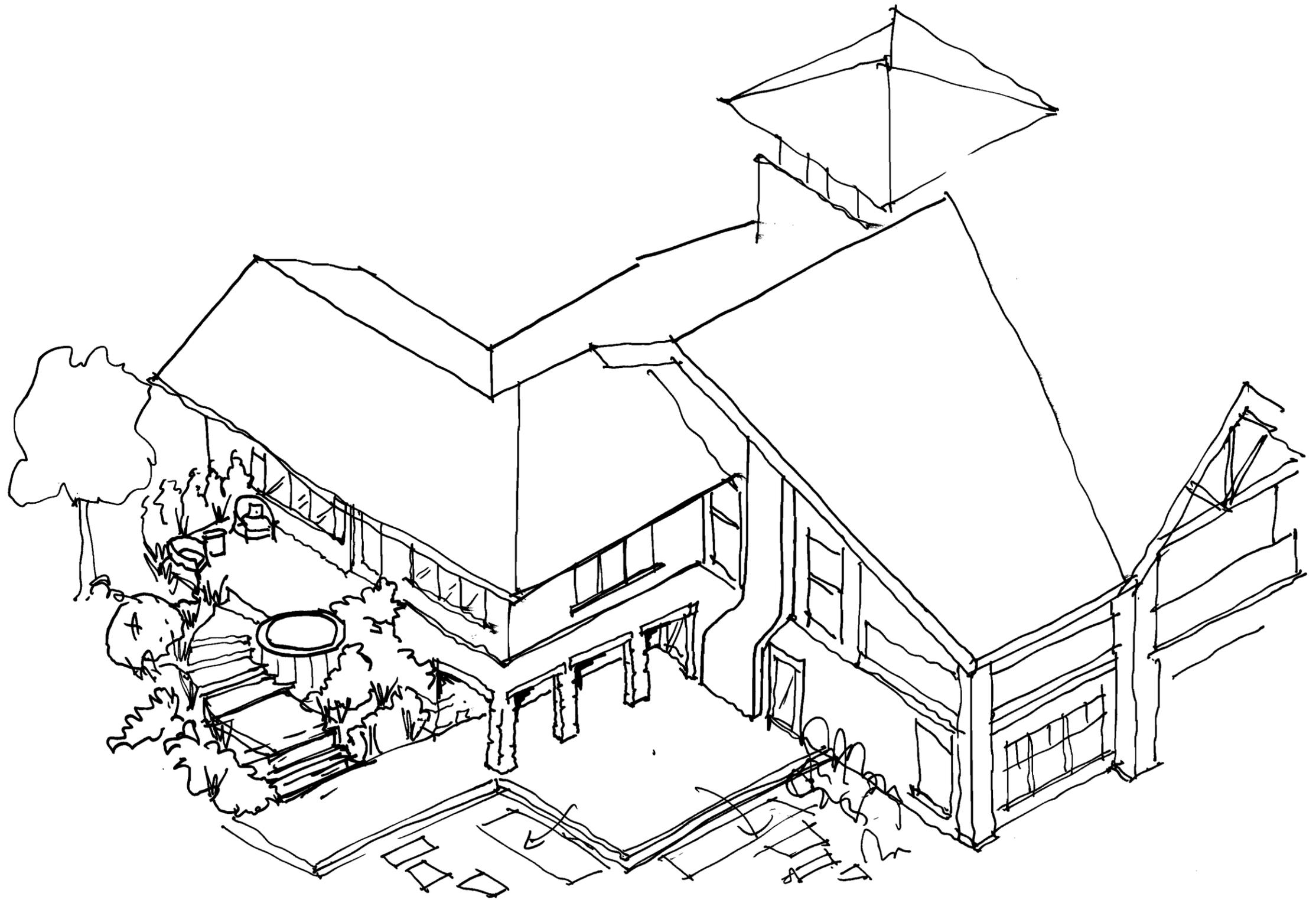




↑
BAY PROJECS
4"

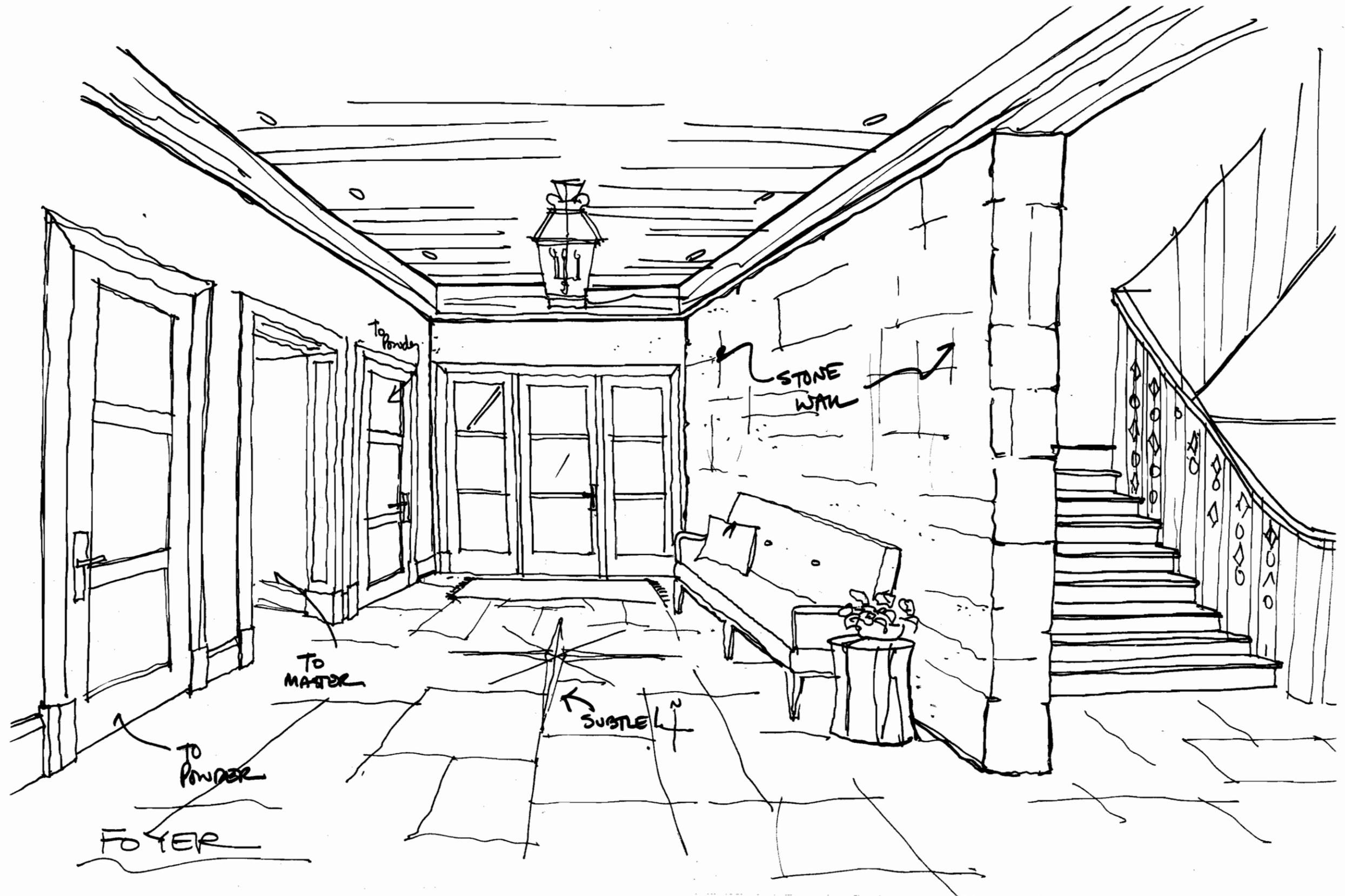
↑
BAY PROJECS
20"







MURROON



FOYER

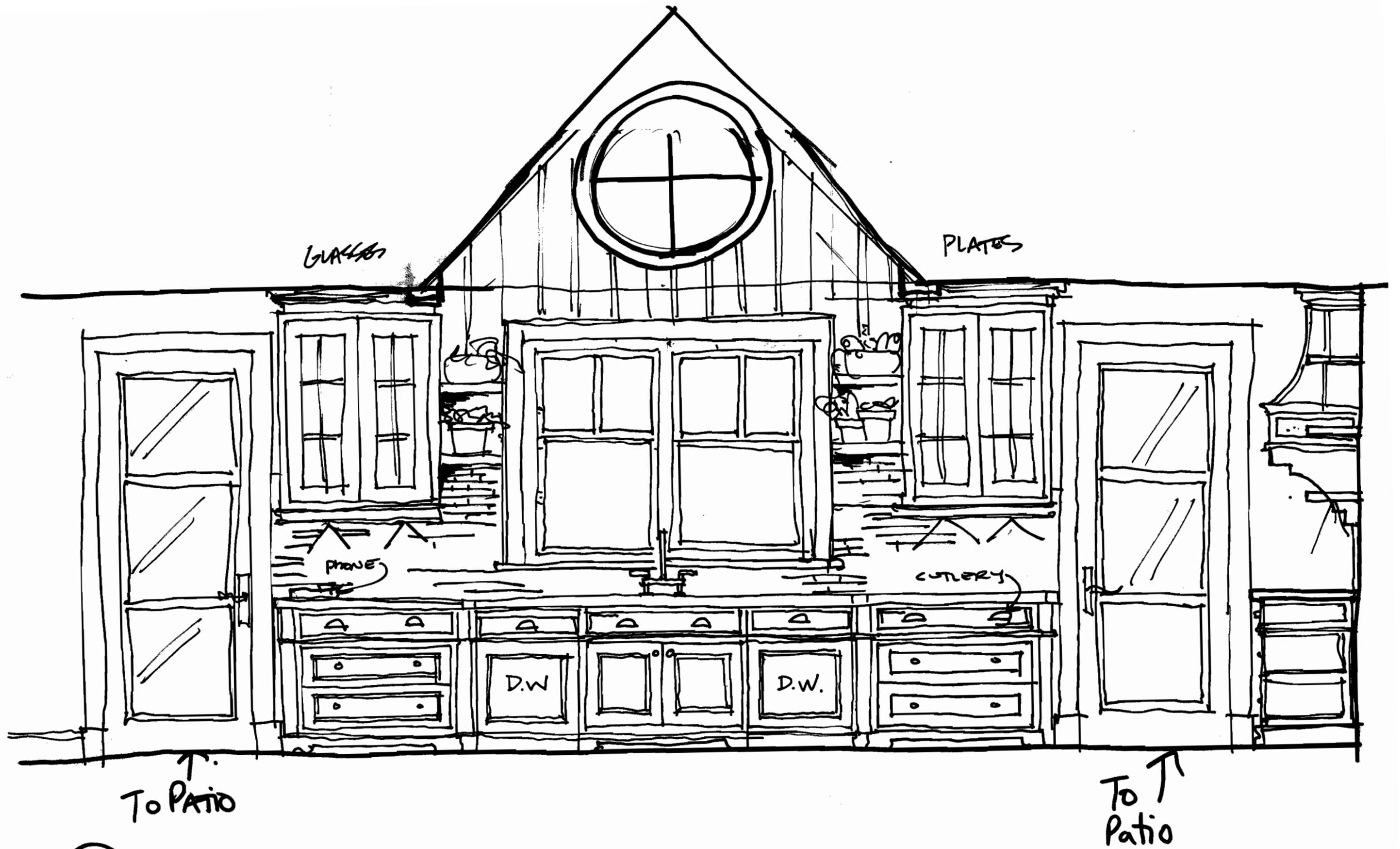
TO POWDER

TO MASTER

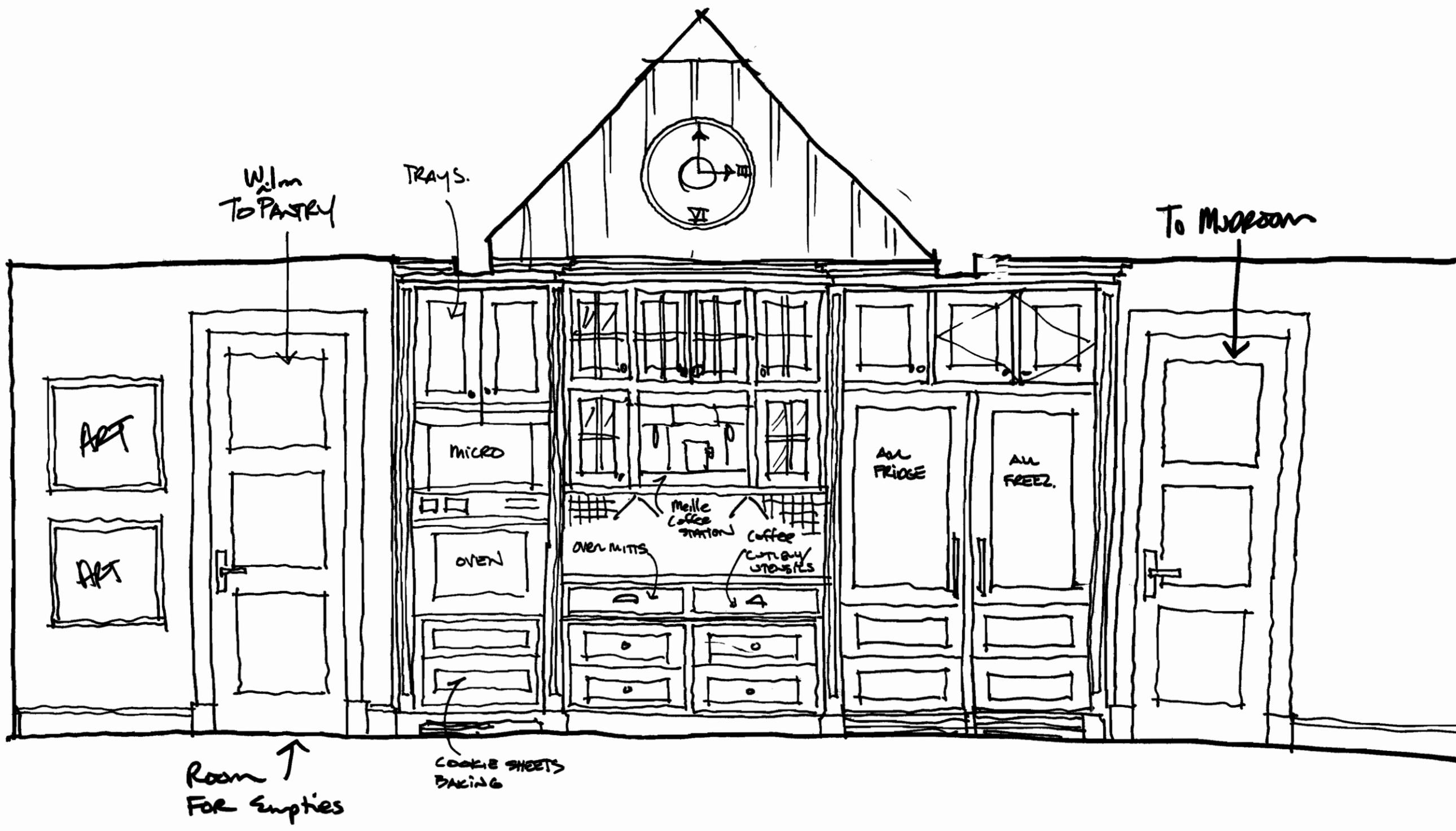
TO SUITE

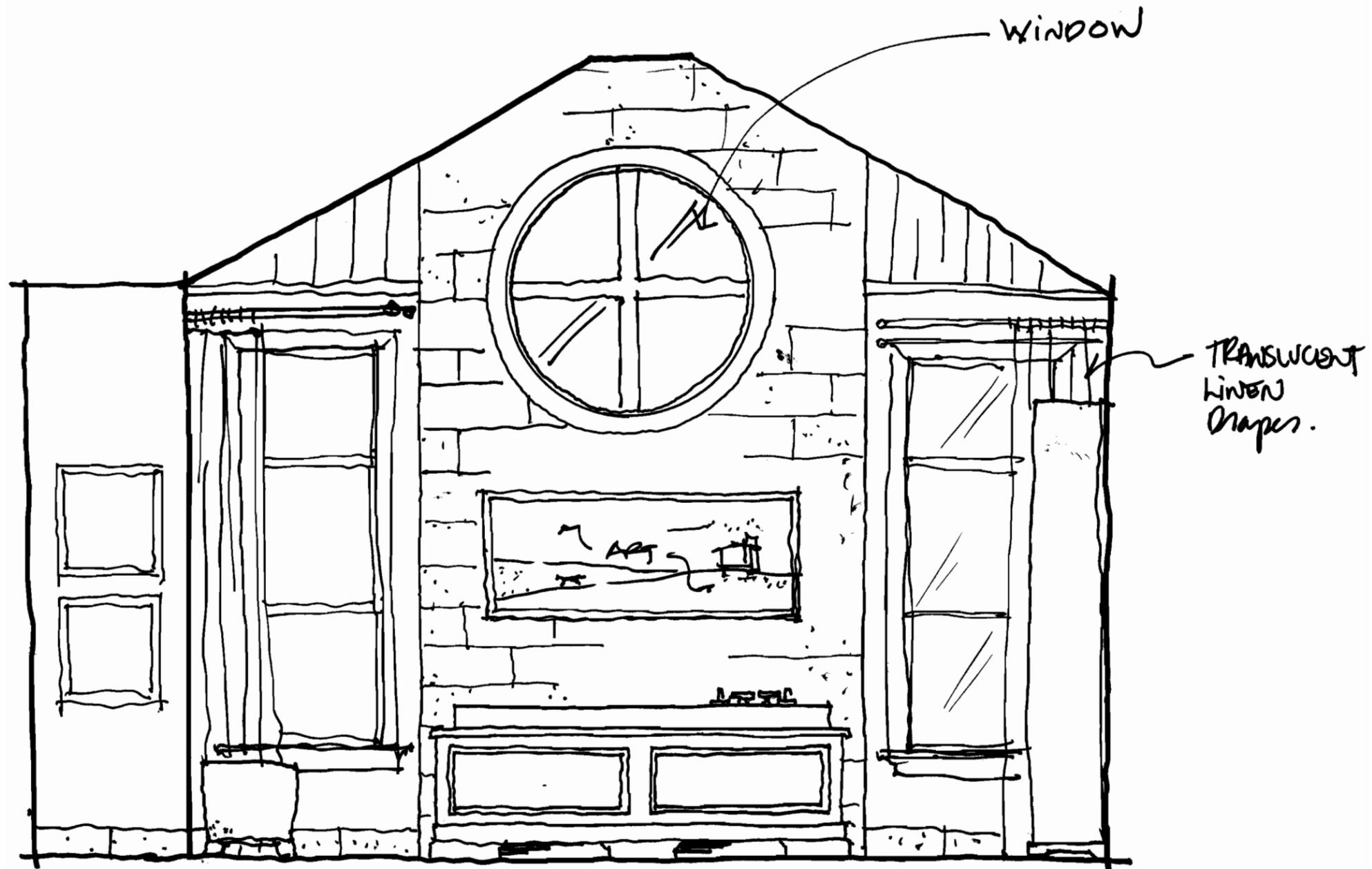
STONE WALL

TO POWDER

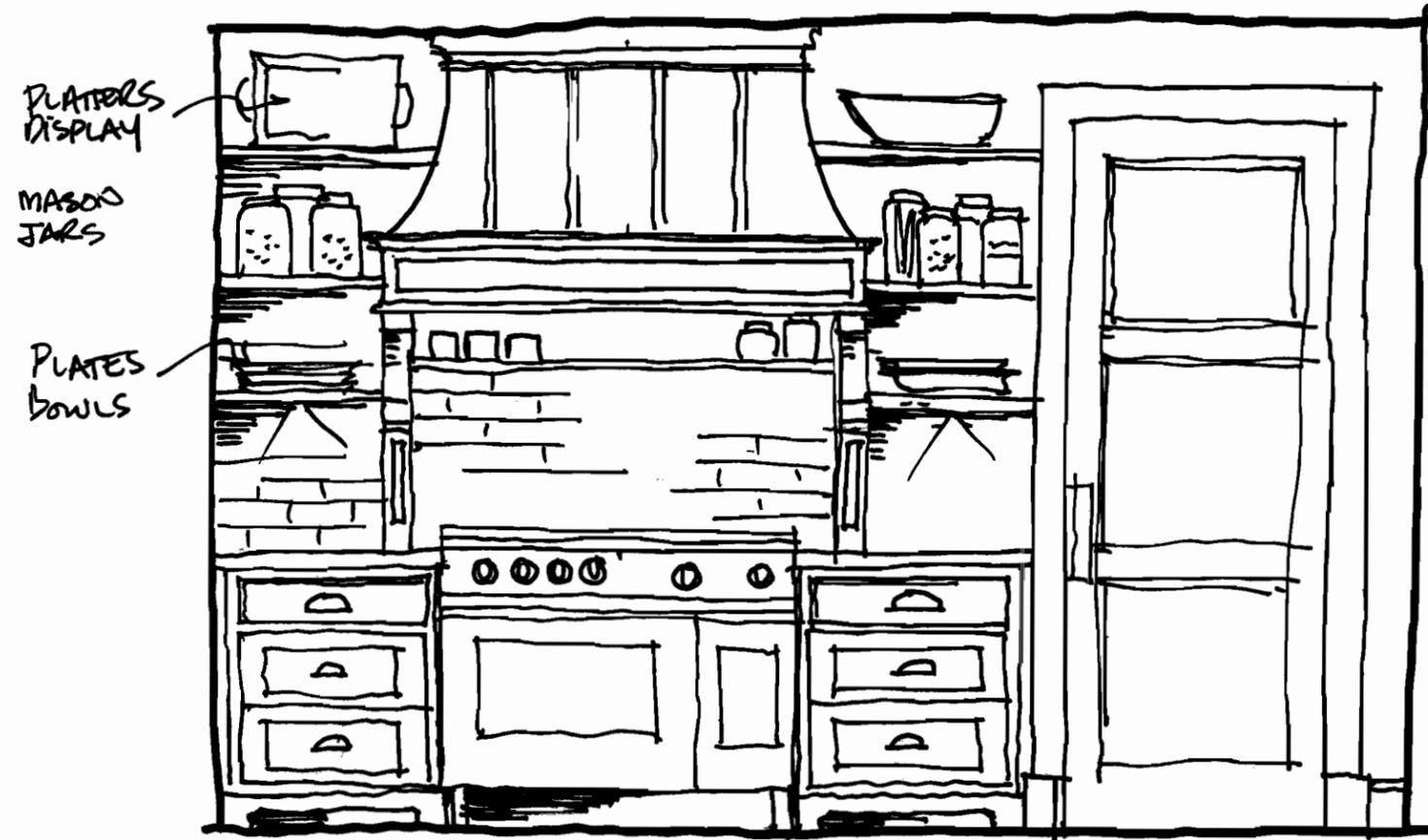


○ KITCHEN - SINK ELEVATION.

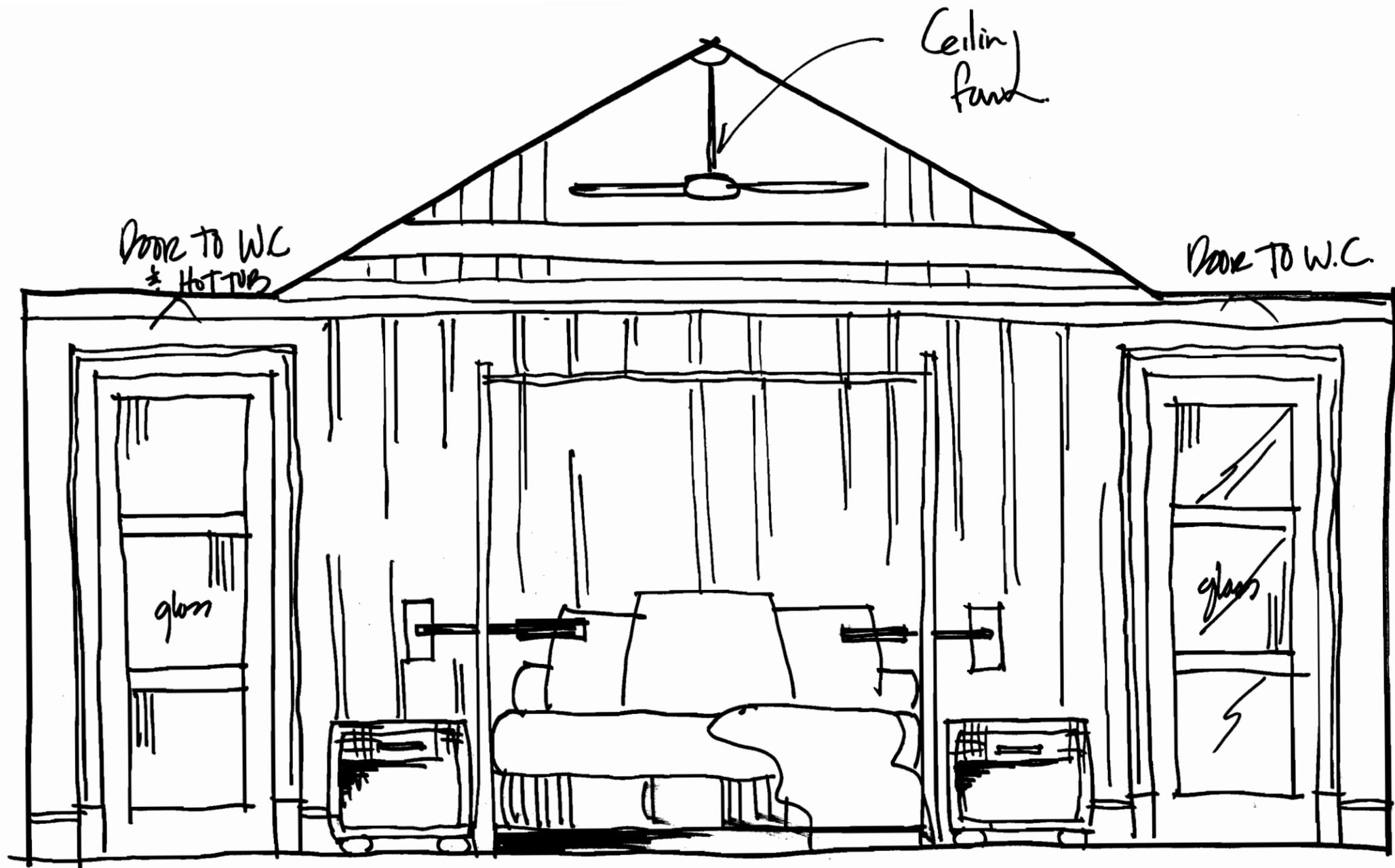




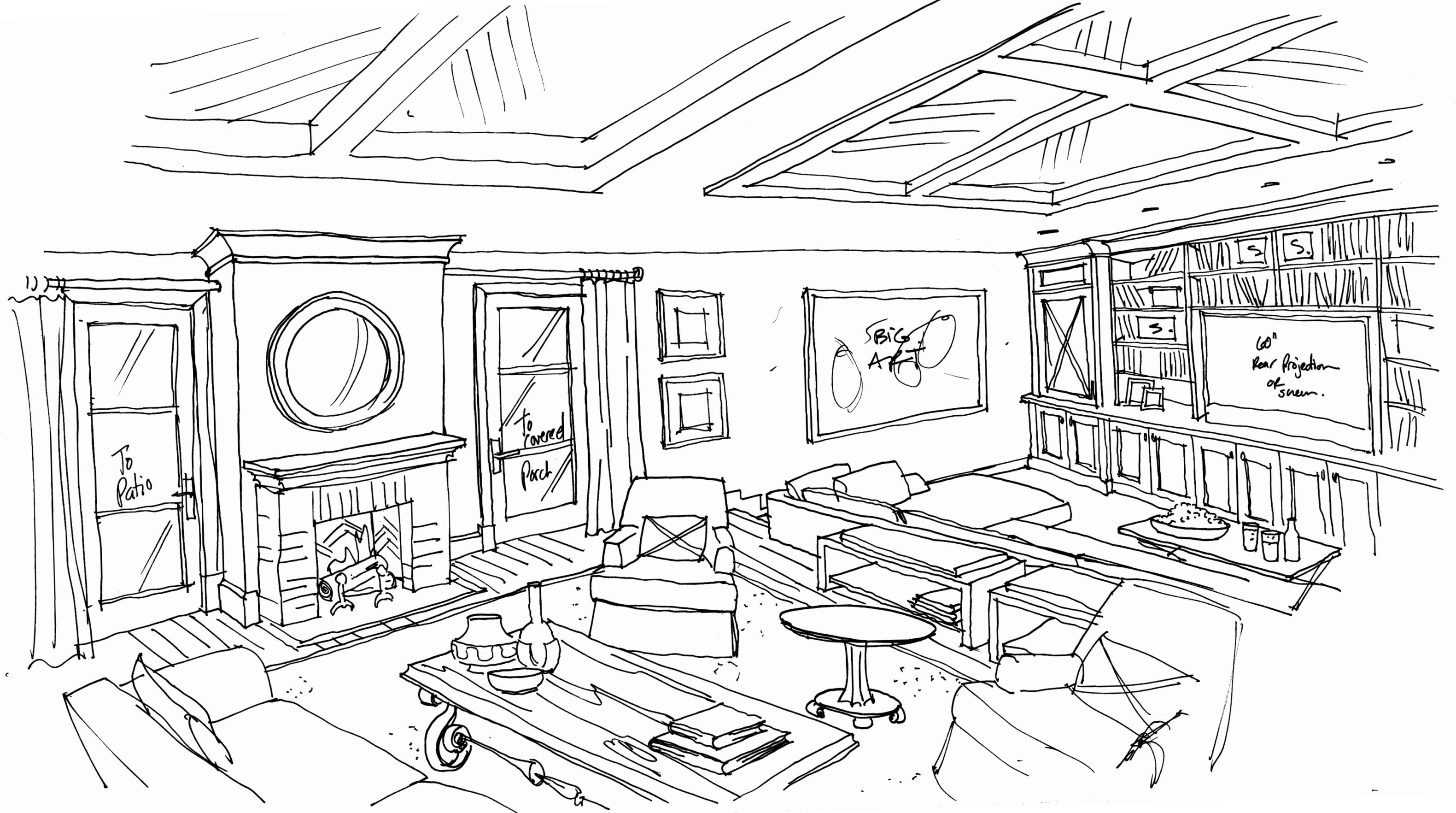
○ MASTER BATH →

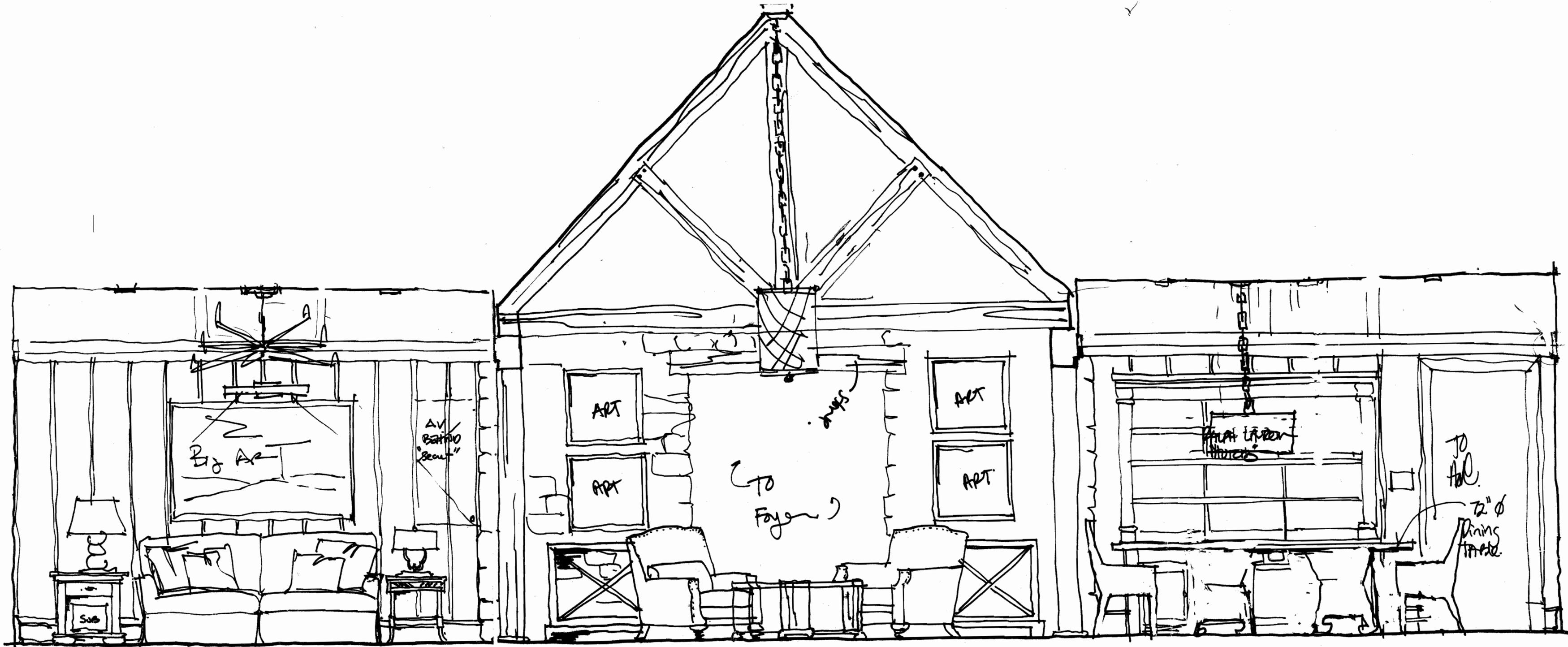


○ KITCHEN - RANGE ELEVATION



○ MASTER BEDROOM





Big Art

AV
Bistro
"Seat"

ART

ART

ART

ART

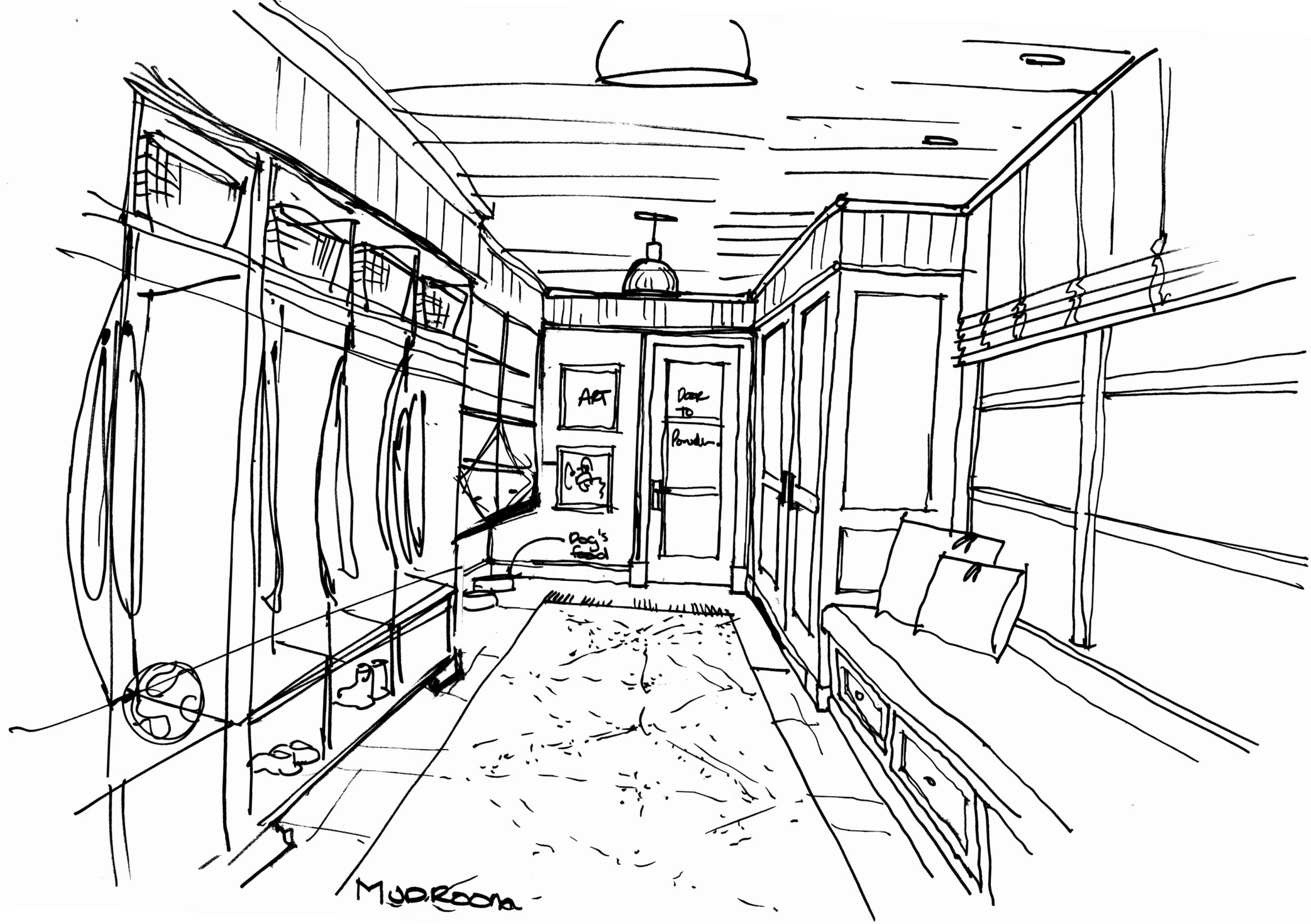
to
Foyer

dresses

ART LIVING

to
hall

12" Ø
Dining
table



MUDROOM

Highlands, Northumberland Hills

100 Highland Road, Ontario, Canada

Richard's Notes

Just one hour(ish) of highway driving (HWY 401), east of Toronto, then a jog northwards, lays one of Ontario's most magnificent vast body of water... below a hilly range. If you are lucky, you can enjoy the most amazing panoramic view of this body - sweeping vistas over simmering water, under changing, fluffy, cloud formations with the sheltering sky glowing in different hue of the spectrum (on earth, but if you watch closely, you may see narrow bands of more celestial origins).

You are lucky.

Of dotcom fame, with political blueblood coursing through their veins, the Stewarts have created this paradise, just under 100 acres, for their home. Mission accomplished, they now prefer sunnier climes, for the whole family.

Two architects, structural and environmental, assisted by local and regional artisans, complete with Ontario mined Stones and other rare earth materials, have constructed this masterpiece towering organically over one of Northumberland's soaring hills... with Barbadian inspired Portico and Infinity Pool (salt water) and surrounding Terraces, English Gardens & Shed accessing via 200 Metres of Paved Tree-lined Driveway.

State-of-the-art Creston Smart Home System (one should expect no less from a dotcom mastermind) accessible in every room either via hardwired panels or three iPad mini size Mobile Units. Absolutely Top-of-the-line materials used - Owen Sound Stones, Douglas Fir Beams, Wrought Iron Chandeliers & Entrance Door Latticed Grate, Reclaimed Hemlock Floors, Woven Organic Sea Grass Wallpaper; Likewise, for manufactured goods installed - Kitchen appliances by Miele, Wolfe (Gas Burner to simplify in the creation of your Epicurean Delights), SubZero, lit Onyx Backsplash.... Snow melting from 2,500 gallon warming tanks for walkways, terraces (yes, for those wintery BBQ moments). Fire Suppression System (Commercial Grade). Heated Floors, 4 Bay Heated Garage, Snow-melt on Main Terraces & Walkways ... All of these put together with a masterstroke to create a zenlike ambiance and a tailored finish not unlike a well made Birken Bag.

Site Audit

(For Room Dimensions and Layout, please refer to Floor Plans)

Ceilings ■ General 10', 12' ■ Vaulted Centre Room 20'

Main Level

Foyer

- **Vestibule**

- Custom Metal Glassless Wrought Iron Lantern
 - Double Solid Oak Kasteel Doors - Glass and Swivel Lattice Wrought-Iron Frame Work
 - Owen Sound Stone Panel and Organic Woven Sea grass Wall paper
 - Open beams and Paneled ceiling
 - 7x ceiling Halogens (directional)
 - Tumble Marble Floors with True North Compass Inlaid
 - 4x Capped Commercial Grade Fire Suppression System

- Power Room**

- 2 Piece
 - Tumble Marble Floors
 - Wallpapers
 - Ventilation Timer

- Hall Closet**

- 2x Ceiling Halogen Lights
 - Tumbled Marble Floors
 - Window

- **Centre Room**

- Vaulted Ceilings – 20'
 - Walk-out to Covered Terrace overlooking Northumberland Hills and Water

- **Living Room**

- Reclaimed Hemlock Matte Finish
 - Handmade Wrought Iron Chandelier
 - Hidden End Entertainment Panel

- **Dining Room**

- Paneled
 - Walk-out to Terrace - Sliding Door (Glass panel/Wood Frame)
 - 12x ceiling Halogen Lights
 - Custom "Barn House" Wrought Iron Chandelier
 - 3x Picture Windows overlooking Northumberland Hills and Water
 - 6x Upper Panels
 - Coffered Ceilings
 - Reclaimed Hemlock Floors Matte Finish

From Foyer....

❖ Walk-up to **Second Intermediate Level**

Oak Floors
Organic Woven Sea grass Wall Paper
Stone Wall
6x stainless wall sconces

Landing reclaimed oak floors
3x Ceiling Direction Halogen
Sun Roof

Loft

Reclaimed Wood Floors
Open Space/Glass Railings overlooking foyer
Paneled Ceiling
4x Ceiling Directional Halogen

From Second Intermediate Level....

❖ Walk Up to **Pano Atelier on the Third Level**

10 Meters above Main Level – Panoramic View of Northumberland Hills and Water
Wall-to-Wall Carpet
Copper Chandelier
Paneled Cedar
2x Ceiling Speakers

❖ **Walk Down to Lower Level**

Landing reclaimed Oak Floors
2x Ceiling Directional Halogen
Fire Cap

Lower Level Landing

Tumbled Marble Floors
14x Direction Ceiling Halogen
Paneled Ceilings
Creston Panel
5 Fire Caps

Under Stairs Storage

Access to Utility Room

Bathroom

3 Pieces
Pedestal Sink
Glass Shower with Marble Walls
Tumbled Marble Floors
Stitched Leather Walls
2x Wall Sconces

Walk Down to Lower Level (Contd)

North Wing

Entertainment Room

Double Door
Wet Bar Marble Counters
16x Ceiling Halogen Lamps
B/I Ceiling Sub Woofers 4x
Oak Mouldings

Stressed Pine Floors
B/I Upper/Lower Cabinets
B/I Wall-to-Wall Oak Cabinet
Hand Carved Oak Marble Fire Place
Paneled Ceilings

▪ **Home Theatre** (Installed by H2 Systems Sound Engineers)

Denon AVR 4306.71 Channel Surround Sound Denon DVD/BluRay
110-inch Stewart Filmscreen LX-110HFHB (Drop Down from Ceiling, Automated)
Runco RS-110 DPL Front Projector High Definition 1090P
B&W Signature 7.1 Speaker System: 1x LCR600 Centre, 2x 6/5" Kevlar Bass, 4x CCM80
Surround Ceiling Speakers

Gym

Reclaimed Hemlock Floors
Wall-to-Wall Mirrors
2x Picture Windows
4x Upper Glass Panels
8x Ceiling Directional Halogens
Molded Ceilings

Guest Room

Reclaimed Hemlock Floors
Double Glass/Wood Doors, walk-out to Private Courtyard, then Grounds
2x Picture Windows
5x Directional Ceiling Halogens
Walk-in Closet

4 Glass Upper Panels
Custom Stainless Steel Bursting Star Ceiling Lamp

Ensuite

Oversized Glass Shower
Marble Patterned Tiled Floors
Pedestal Sink
Ceramics Wainscoting
Vertical Sliding Shower
5x Ceiling Directional Halogen
3 Piece
Exhaust Timer
2 ceiling Fire Caps

Boys Room (North Wing)

Enclosed Hallway – Sound Proof

Wall-to-Wall Carpet
6x Ceiling Directional Halogen
2 Fire Caps
Smoke Detectors

Walk Down to Lower Level (Contd)

Bedroom 1

Wall-to-Wall Carpet
Sweeping Vistas
4x Picture Windows
8 Upper Panes
Starburst Stainless Steel Chandeliers
Molded Ceilings

Ensuite

3" Drop Marble Counters
Custom Mirrors. Built in Wall Sconces
3x Directional Halogen Lights
Ceramic Wainscoting.
Exhaust Timer
Oversize Shower Stall
Vertical Sliding Shower
Walk-in Closet

Bedroom 2

Wall-to-Wall Carpet
Sweeping Vistas
4x Picture Windows
8 Upper Panes
Starburst Stainless Steel Chandeliers
Molded Ceilings

Ensuite

3" Drop Marble Counters
Custom Mirrors. Built in Wall Sconces
3x Directional Halogen
Ceramic Wainscoting.
Exhaust Timer
Oversize Shower Stall
Vertical Sliding Shower
Walk-in Closet

Princess Room

Bedroom No. 3

Wall-to-Wall Carpet
Sweeping Vistas
4x Picture Windows
8 Upper Panes
Rustic Ribbon Metal Chandelier
Molded Ceilings

Ensuite

4 piece	Vertical Sliding Shower
Rain Shower	Walk-in Closet
2x Parisian Wall Sconces	Marble Floors
Beveled granite Counters	3x Directional Halogen
Ceramic Wainscoting.	Exhaust Timer

Walk Down to Lower Level (Contd)

Laundry Closet

Granite Counters
Stainless Steel Basin
Samsung Washer and Dryer
Built-in Upper and Lower Cabinets
Ceramic Backsplash
2x Exhaust timers
Pocket Doors

Wine Cellar Pocket

- Wine Cove

Insulated with water-2-water WhisperKool Split Refrigeration System
Built-in Racks for 300 Bottles Tumbled Dry Marble Floors
6x Directional Halogen Light 1x Fire Cap
Glass Door Wooden Frame Climate Control

- **Command Central Closet**
- **Walk-in Closet**

South Wing

Vestibule

Glass Door with Wooden Frame, Walk-Out to Yard
Tumbled Marble Floors

Concrete (Play) Room

L Shaped
22x Ceiling Halogen
8 Fire Caps

Boys Room No. 3

Wall-to-Wall Carpet
Sweeping Vistas
4x Picture Windows
8 Upper Panes
Starburst Stainless Steel Chandeliers
Molded Ceilings

Ensuite

4 Piece
3" Drop Marble Counters
Custom Mirrors. Built in Wall Sconces
3x Directional Halogen Lights
Ceramic Wainscoting.
Exhaust Timer
Vertical Sliding Shower
Walk-in Closet

Master Bedroom – Sanctum Santorum

- Exits to Outdoor HydroPool Whirlpool & a 12' Gazebo overlooking Northumberland Hills

Ante Room/Dressing Room

Built-in Shelves
2x Ceiling Lights
Paneled Walls
Matte Reclaimed Hemlock Floors

Wall-to-Wall B/I Closets
5x Halogens (Directional)
Walk-in Closet

Bedroom

Paneled Coffered Ceilings.
6x Picture Windows
6 Pane Upper Windows overlooking Vistas
Ceiling Fan

Paneled walls
2x Vertical Pane Side Windows
6x Directional Ceiling Halogen Lights
2x Floating Geometrical Ceiling Lamps

Master Ensuite

Glass/Wood Door opens to Exterior
Hot Tub Marble Counters with middle Dressing Table
Marble Geometrical Floors
Custom Panel Mirrors with 4x Wall Sconces
Bordered wainscoting/treated poplar paneled above
Roman Bath Tub with Hand Shower
Custom Ceramic Retro Lamp
Coffered Panelled Ceilings
Walk-in oversize Showers - 4x Ceiling halogens Marble Walls

Sofa Bench under picture window
Heated Towel Rack
Built-in Lower Cabinets
His/Hers Ceramic Sink
Coffered Ceilings
2x Ceiling Speakers
Wall-to-Wall Windows
9 Directional Ceiling Halogens
Circular interior space

Laundry Room

Samsung Washer Dryer
Stainless Wash tub
Upper/Lower Cabinets with Drawers
Brick back splash ambient lighting
1 Fire Cap

Marble counters
Built-in shelves
Built-in Broom Closet
Tumbled Marble Floors
Exhaust Timer

Kitchen

Reclaimed Hemlock Floors Satin Finish
Circular Window above Sink
SubZero Beverage Fridge
Afganistan Onyx Backsplash with Ambient Lighting
Iranian Granite Counters
Secretary
Built-in Miele Espresso Maker
2x Wolfe oven + warming draw
Wolf 6 Head Gas Range
Alpine Ceiling

2x glass/wood doors
4x panel window
Sub zero Fridge/Freezer
2x picture window
Mekil Double stainless sink
2x Ceiling Speakers
Wine fridge x 16
Wolfe 6 Burner Gas Cooktop with Griddle
3 Fire Caps

Pantry

Reclaimed Hemlock Floors. Satin finish

Built-in shelves and closets

Family room

Floor-to-ceiling Owen Sound Stone Fireplace
2x Walkout to Terrace and Pool. Glass sliding doors
8 panel + 3 Picture Windows overlooking Vistas
12' Ceiling

Oak Coffered Ceilings
Reclaimed Hemlock Floors
19 x Pot Lights
Control panel

Access to **Mud Room**

Reclaimed Oak Cabinetry & Shelves (Meet Your Maker, Burlington) Sofa Bench
2x Picture Windows
Tumbled Marble Floors

4 Upper Panes

Powder Room

2 Pieces
Stainless Pedestal
Nautical Wall Lamp

Paneled Cocoon
Nautical Ceiling Lamp
Stainless Trough Basin



Key Notes

- Approximately 90 acres of Green Space over Rolling Hills
- 3 Kilometres of groomed walking trails on property
- Surrounded by Oak Ridges Moraine
- ICF Construction Main Foundation
- Owen Sound Stone Veneer, Indiana Limestone Lintels, Cedar Shingle Roof, Douglas Fir Beams
- Concrete Bona Vista Pool with Infinity Edge Waterfall and Roman Ends
- Pool Deck in Whairton Stone and Textured Concrete
- BBQ Terrace
 - Douglas Fir Awning
 - 1x 54" Lynx Outdoor Stainless Steel BBQ
 - 1x Lynx Warming (5 Temperature Settings) and Cutlery Drawer
 - 1x Viking Stainless Steel Charcoal "Cooking Egg"
 - 1x Viking Outdoor Fridge
 - 1x Jandy "Lite 2" Propane Heater
- Radiant Heated Floors
 - Geothermal Heating and Cooling via 3 x 6 Ton WaterFurnace
 - 12,000 Feet Glycol Ground Heat Exchange Tubing.
- Reclaimed Hemlock (with Matte and Satin finishes) and Oak Floors (Nostalgic Wood)
- Tumbled Marble Floors
- IR Coated Loewen Douglas Fir Windows, Doors and Slider with Exterior Aluminum Flashing
- 3 Wood Burning Fireplaces with Custom Grates and Iron Spark Curtains
- Automated Lighting, Climate and Distributed Audio managed by Mounted Control Pads and/or 3 Mobile Units (size of iPad Mini)
- Wood Storage for 4 Cords
- Elevator Wood Lift Shaft Present (not installed)
- 350 Feet Drilled Well
- 1000 Gallon Cistern
- Full Pressure Water Fire Suppression System
- Automatic 20 KW Generac Generator Backup for the Whole House
- Perennial Finn Inspired Sauna, Change Rooms and Bathroom on Pool Deck
- Storage Room Above Garage

State of the Art Smart Home

- Distributed Audio (Throughout the House)
 - Escient DVD Fireball 750GB Hard Drive
 - 1x Crestron Adagio Entertainment System
 - 1x Crestron Adagio 6 Zone Music Distribution Expander
 - Multi-Room Music Package on Terraces, Pool & BBQ Area, Family Room, Kitchen, Master Bedroom & Ensuite, Gym
 - Each Room has one pair of Sonance Virtuoso 8" Ceiling Speakers
 - Sirius Satellite Radio
 - 5x StarChoice Satellite TV Receivers
- TouchPanels
 - 3x Crestron Wall Mounted Touch Panels
 - 3x Crestron Wifi 8" Wireless Video Touch Panels
 - Both Units controls Audio, Video, Satellite TV, Music, iPod, Media Server, Climate and Lighting Controls
- Communications (Each Bedroom, Study, Kitchen, Main Floor Centre, Guest and Family Rooms)

- Wall outlet
 - 1x Phone/Computer
 - 1x Satellite/Cable TV
 - 3x WiFi Zone Antennas (Kitchen/Centre Room/Pano Atelier)
 - Wireless High Speed Internet
- Lighting 32 – Zone Vantage Lighting Control Package for Dimming and Scene Control for:
 - Main Floor – Foyer, Centre, Living and Dining Rooms, Hallway, Kitchen/Breakfast Area, Family Room, Lower Level, Entertainment Room and Outdoor Terraces
 - 1 – 4 Easy-Touch Buttons
- Snow Melt System – 2x 500 Gallon Warming Tanks for
 - Front Door Entrance, Garage Door Walkways
 - Front Portico
 - BBQ Area
- Fire Suppression System – Commercial Grade and Installation throughout – Fully charged water based high pressure for output with 2 Horse Power Pump linked to a 1,000 gallon cistern (with Emergency Generator BackUP)
- Pool Equipment
 - Clearwater/Zodiac Salt Water Chlorination System
 - Independently propelled Polaris Cleaning System
 - Negative Edge Water with 2.24 HP Jandy Pump
 - Heating and Circulation with 1.24 HP Jandy Pump
 - Hot Water Supply in Pump House
 - Heated Pump House for year round access
- Security System
 - Fire, Break-in and Temperature Drop Alarms via Alliance Security
 - DCS Touch Panels Access
 - Motion Detection in all Principal Rooms
- Garden Management System
 - RainBird 6 Zone Automatic Watering in Garden Beds
 - Lighting for Tree and Water Fountain Ground Wired
- Sauna
 - Full Cedar lined with Water Supply
 - Cedar Benches
 - SaunaCore Electric Heater

ALL OF THESE, FOR ONLY \$2.35M. \$1M LESS THAN SPENT

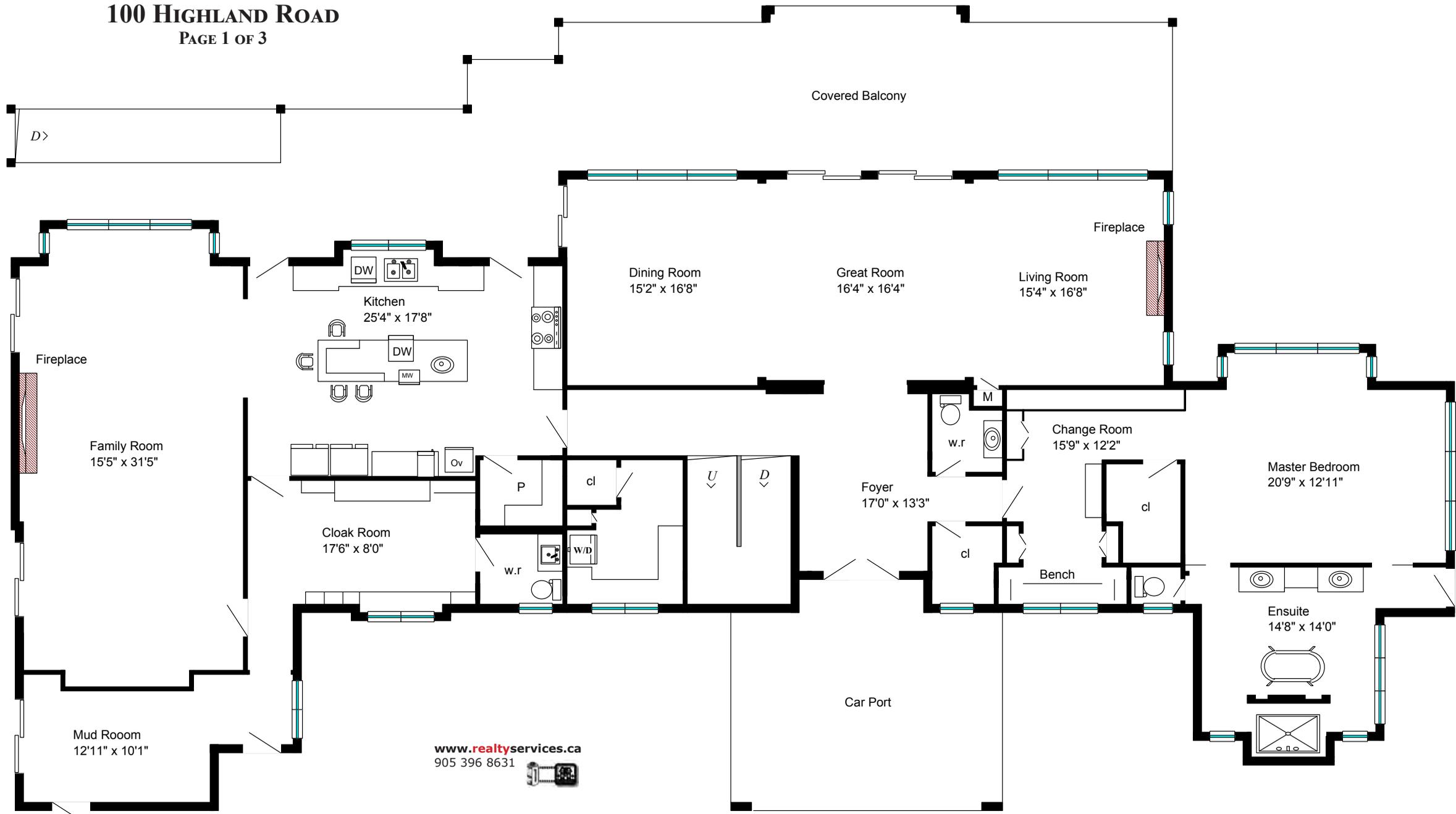
(But You Can't Buy Experience of a Lifetime)

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100 HIGHLAND ROAD

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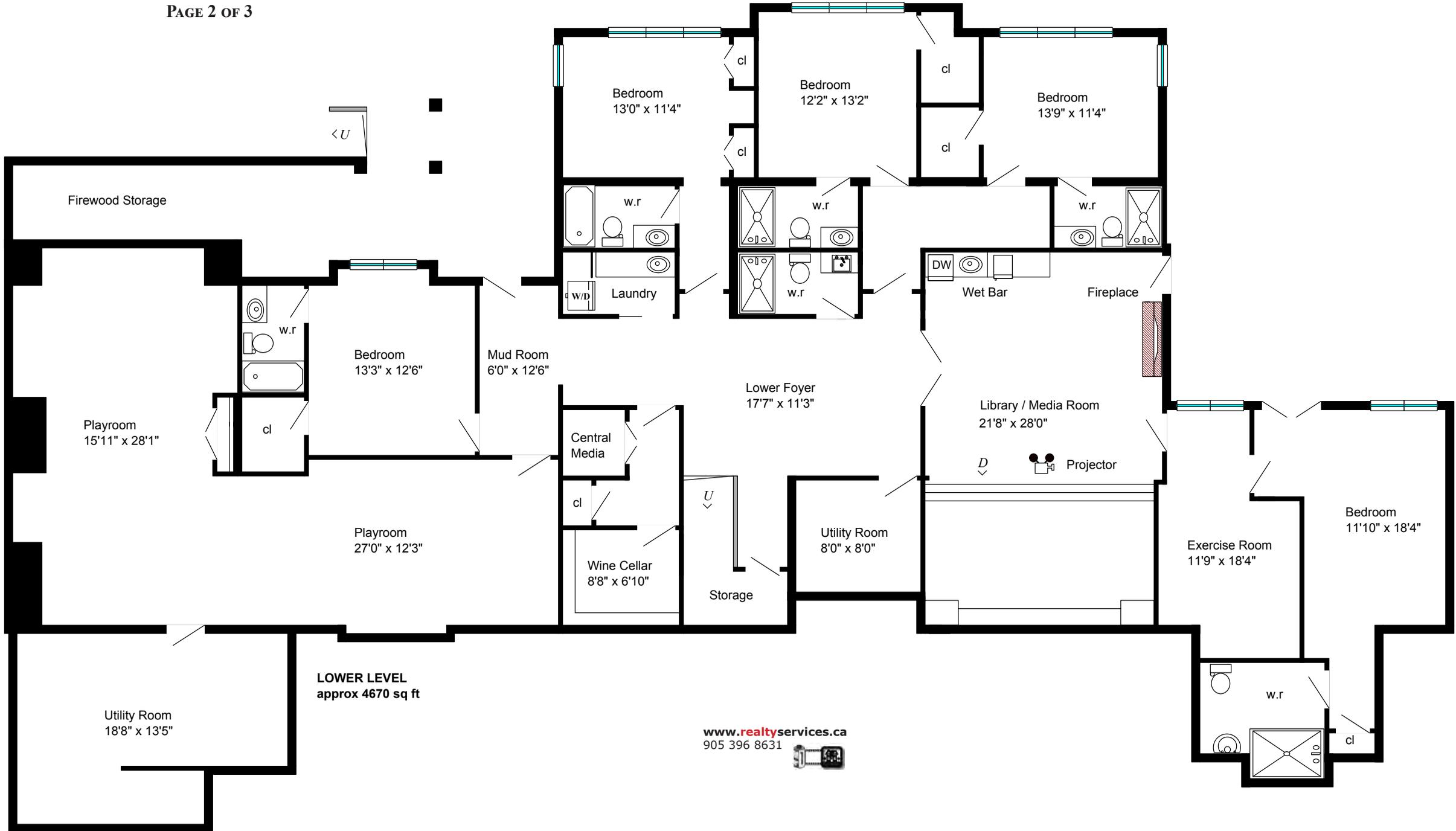
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MAIN LEVEL
approx 4018 sq ft

100 HIGHLAND ROAD

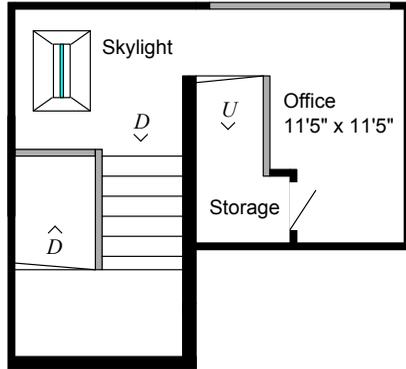
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LOWER LEVEL
approx 4670 sq ft



Overlooks Great Room



UPPER LEVEL

Approx 342 sq ft (combined with Turret)

TURRET

