

PINEWOOD NIAGARA BUILDERS CUSTOM HOMES & CONDOS SHOWCASE

bishop ave.

7690 BISHOP AVE., NIAGARA FALLS

21

AMAZING
PHOTOS!

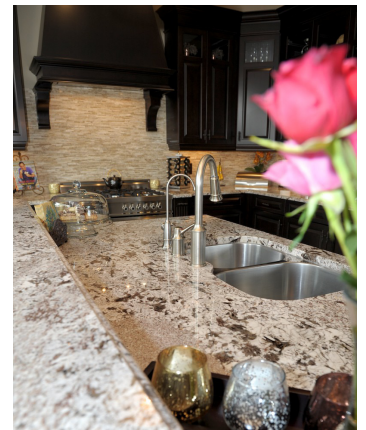
5 in 1

DREAM
PLAN
DESIGN
BUILD
LIVE

THE MOUNT CARMEL ISSUE



details



property

7690 BISHOP AVE., NIAGARA FALLS

Prestigious Mount Carmel home for sale. Custom, luxury finishes! Comfortable, executive, family home!

LOCATION DESCRIPTION

Mount Carmel Subdivision, north end Niagara Falls, off Montrose Road.

GRADE

Corner, rolling lot. No side neighbours, and empty lot to side/front. Private!

TAXES

\$6300.00 (2011)

PRICE

Please contact us for the price.

house

SQUARE FOOTAGE

Approximately 4000 sq. ft. of finished living space, with totally finished lower level. Enough for a large family and professionals who love to entertain in style!

BUILT IN...

2009 with brick and stucco, with poured concrete foundation. Proudly built by Pinewood Niagara Builders, custom home builders in the Niagara Region.

TURN IT ON!

Forced air heating, natural gas, with central air. Central vac, alarm system, surround sound, gas fireplace, and in-floor radiant heating.

how to live

BEDS AND BATHS

Three large bedrooms upstairs, and one in the lower level. Three full baths, one half, and one full in basement.

LOWER LEVEL LIVING

This full, large, open basement features in-floor heating. Open games and rec room, full bath and storage room or optional bedroom.

FOR YOUR TOYS

Two car garage is single-pin drive opener, with lock and laser pointer. Custom, stamped, European-finish driveway.

in a nutshell

exclusive features

Luxury everywhere you look in this 2 storey family home, builder designed and built. 2800+ sq. ft. with 1200 sq. ft. fully finished lower level with in-floor heating. Three bedrooms on top floor include a huge master retreat with 13x13 ft. walk-in closet, sitting area, bejewelled ensuite with 3-function German shower.



setting to show off

No expense was spared in this 3-year old masterpiece! Double garage and backyard includes multi-level, glass enclosed deck with hot tub. Property is private corner lot with easy-to-maintain landscaping.

custom finishes

Two storey chandeliered foyer (with hardwood and scrolled wrought iron railings) opens into dining room and open concept family room and kitchen, covered in granite and exquisitely designed chocolate cabinetry, tiled European gas fireplace. Granite and glass baths with glass shell vessel sinks and modern fixtures.



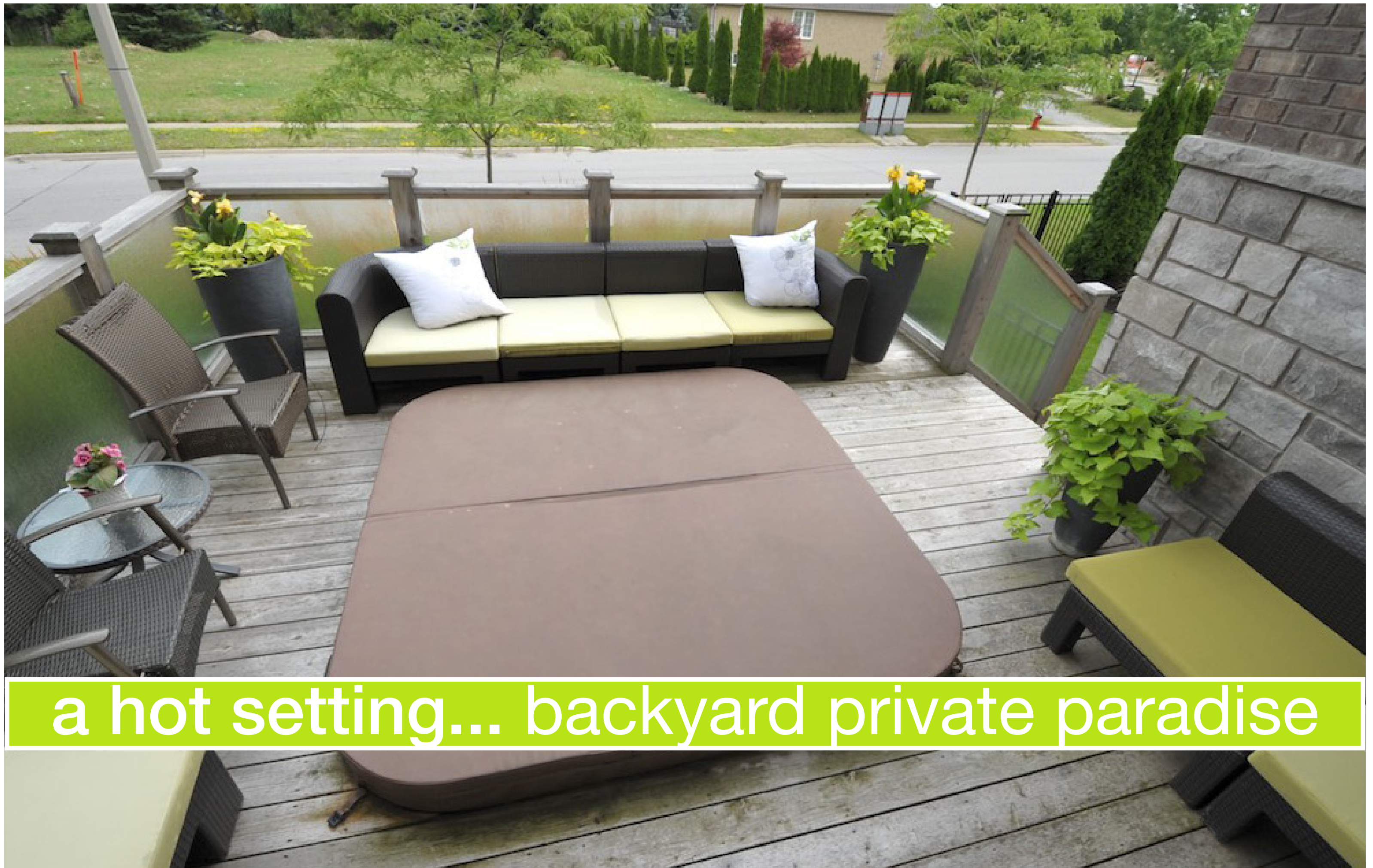
a home the family will love!

Playroom or office off family room. Huge windows with transoms throughout open to no neighbours on one side. This is a much-loved home - You will love it too! There is more than enough room for every member of your family!

one of the newest homes in this subdivision!

Executive location with easy highway access and close to amenities. Great family neighbourhood for the discerning buyer. Quick or extended closings available! Includes hot tub, central vac and all stainless steel appliances!





a hot setting... backyard private paradise



*Good-sized bedroom on upper level is easily a home office, nursery or guest space
bedroom = 14' x 13'8"*

*Ready for a princess, this bedroom has ample closet space, on upper level
bedroom = 13'3" x 12'*



*Master bedroom on 2nd also offers 4 pc. ensuite, and 13x13 ft custom walk-in closet
master bedroom = 18'10" x 12'9"*

*Family and games room in finished lower level has hardwood floors, bed and full bath
family room = 22'1" x 12'8"*



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crowned a winner

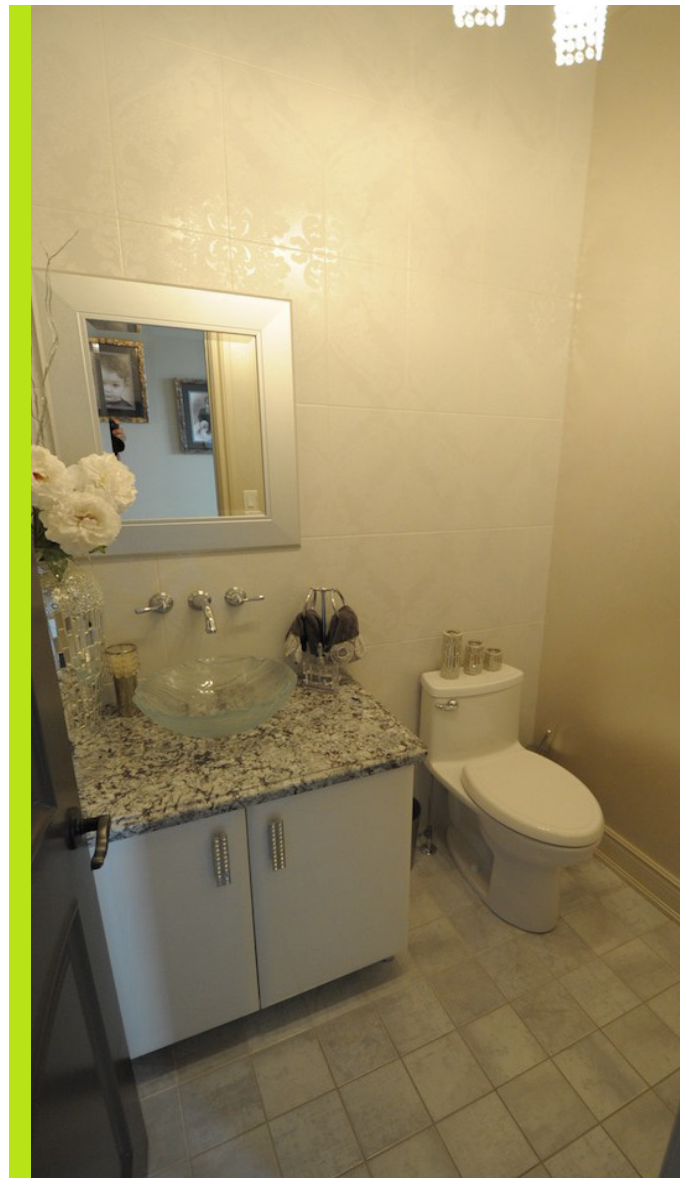
*THE 2 STOREY DESIGN WITH 8 FT DOORS, 10 FT CEILINGS,
AND TRANSOMED WINDOWS, SHOWCASES THE CURB APPEAL
OF THE TRILLIUM AWARD-WINNING LANDSCAPE*

the ins and outs

The incredible features in this amazing property won't be found anywhere else!
This is a masterpiece!

custom done right

*20 ft. entry open to below; approx. 300 sq. ft. surrounded by arched windows and scrolled railing panels *Comedil, Italian, 20x20" tiles and high-end Earthenware carpet (water resistant) in all bedrooms *All maple stairs with carpet runner and hardwood landings, hardwood in hallway on 2nd floor *6x6" posts for grand handrails and deep profile handrails at 5" *Double chandeliers in open-to-below entrance showcase 10 ft. ceilings and 8 ft. upstairs *8 ft. smooth-finish doors on main floor throughout *Deep closets (all with interior lights) and huge storage closets *Hardware and handles all rustic bronze curved lever handles *Engineered floor joists throughout with channels on ceilings to 2nd floor *Surround sound throughout home and alarm system with extra keypad in master bedroom *Italian metallic tiles for fireplace surround *Italian damask of rawsilk crystal wall tiles in powder room with metallic feather paint finish *Swarovski crystal handles with granite countertop and surface mount sink in powder room *Central vac (vacuum kick plates at bottom of kitchen island, laundry and ensuite) *Kitchen with granite, custom cabinets/hood fan, naturally split stone backsplash, glass uppers and dark finish *All windows with transoms *Wrought-iron entry door with rain-glass privacy *Double French door with rain glass, 10 ft. half-round transom and 8" columns at dining room *Finished basement with 3pc bath and higher ceilings, 6mm seamless wood grain flooring *In-floor heating with fully insulated underslab *Cold cellar with custom, built-in shelving (stained) *Large storage room with metal shelving included with home *R/O water filtration system **"Jack and Jill" 2nd bath with privacy division, with 2 sinks and vanities *13 x 13 ft. walk-in closet with built-in, wall-to-wall shoe shelf, tie/watch racks and lit shelves *Master bedroom features wall-to-wall faux metallic feathering paint finish and rain-glass windows *Ensuite with leather finished granite countertops, curved vanity and doors, and Artech wall surfaces *Roman glass tile shower with body spray and rain head (Kerdi lifetime warranty on drainage) *Air jet tub with chandelier over top and oval window with rain glass *4 ft. deep linen closet with option for steamer to shower *Wall-to-wall tile in ensuite laid in brick pattern *Even the caulking is upgraded! DETAILS! DETAILS!



outer limits

*European stamped concrete drive *Stamped back patio 18 x 18 ft. approx. with armour rock steps *Inground sprinklers *Black aluminum property fence with cedars and professionally- designed landscape for privacy (3rd Place "Trillium Landscape Award Winner", 2011) *Armour rock around the cedar side patio/hot tub/deck with rain glass privacy screen *18 x 18 ft. deck with 8-seat high-end hot tub *Raised house from road with rolling grade and large windows in the basement *Stamped front exterior porch *All windows and doors caulked with 25-year professional caulking... never had a leak! *30-year shingles with ice and water shield *Back-up sump pump with alarm sensor *Soil around home is sand (fantastic drainage) *Trees surrounding exterior corner yard *American brick with Permacon stone and 6" heavy sills around home *Arched windows everywhere with prairie grills and taupe colour *Insulated garage door with side-mount belt, silent door opener with sensors and laser park right *Exterior arbour and 12 ft. wide patio door *Five 14 ft. white pines at the rear of the property for privacy *3/4" exterior hose line (not 1/2"!) *Speakers for exterior enjoyment (house mounted) *Stucco arches and mouldings under bump-out at ensuite (side yard)

to-die-for kitchen. **SHOW IT OFF**



move-in ready

about pinewood



luxury anyone?

Pinewood Niagara Builders is a proud, family owned and operated business serving the Niagara Region for over 35 years.

We are now into our second generation of developers, and will continue the same quality and service that our family has provided to you, our customers.

Since 1975, Pinewood has been ensuring customer satisfaction while developing and building single and multi-family residences, industrial and commercial properties.

We have earned our exceptional reputation through maintaining excellence in value, quality, & service.

Our knowledge, innovation and workmanship, combined with today's greatly improved building

technology, assures Pinewood's projects are built with a strong foundation. The result is a comfortable, easy to maintain and enjoyable environment, for both living and working.

To learn more about this amazing home, or any of our other gorgeous properties built by Pinewood Niagara Builders, please visit us at 8535 Forestview Blvd., in Niagara Falls, ON, at our Sales Centre.

We can also be reached at 905-357-5421 and pinewoodniagarabuilders.ca

