

710 St. Thomas Line - Paradise Smart Home



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Room	Feature	Benefit
General	Crown mouldings	Provides a more finished appearance at ceiling and all doors
	Full 36" doors	All doors are wide for easy access and wheelchair accessible.
	One Level	No stairs inside the house. Minimal steps to gain access. Easily convertible to ramps.
	Cherry hardwood floors	Beautiful colours and contrast.
	ACAN double hung windows	Very easy to clean and since they are made here, are excellent in our weather. All windows also have venetian blinds.
	Generous closets	Notice the many closets and storage areas throughout the house. The walk in closet in Master Bedroom features fully adjustable chrome shelving.
	Landscaping	Unique front bank design, and has a small easy to care for lawn in front of house. Rugged rock wall in back of house with in place planters. Ample drains for heavy rain and winter snow melts.
	Parking	Large paved parking area in back of house with space for several cars.
	Large garbage box	Holds many bags of garbage and recycling. All wood treated with preservative to lessen rot. Street numbers prominently displayed for each direction of travel.
Kitchen	Professional design	Entire kitchen designed by Mr. Shiann Hynes, well known designer of "high end" kitchens. This kitchen was built for cooking and entertaining and is very functional.
	Large island	Granite covered island over 4 x 7 feet provides a large work space for cooking and entertaining. Well lit by halogen lights to ensure that colours are accurately portrayed.
	Professional gas range & hood	Large gas range and oven provides fast and even cooking. Hood has quiet three speed high capacity fan for external venting. Filters are easily removable for cleaning in dishwasher. Also includes lights for cook surface.

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	Second wall oven	Two ovens are essential for the serious cook.
	Under cabinet lights	Dual level, switch operated under cabinet lights give that extra light when needed or mood lighting for after the meal.
	Full extension drawers	All drawers open fully for easy access.
	Pantry	Large in kitchen pantry with shelves and drawers for easy storage of food and utensils.
	Full height upper cupboards	Top cabinets extend to ceiling. This creates extra space which allows more room for storage. Also provides more finished appearance with crown moulding.
	Two large cupboards with full extension shelving.	Located on the table side of island, provides easy access of china and tableware.
	Wet and dry garbage bins	Two containers make for more efficient garbage processing. Small unit under sink for wet refuse and large container in island for dry garbage.
Great Room	Open concept	Cozy area where the entire family can spend time together.
	Ocean view	Beautiful view of Conception Bay. Very easy to see activity in the bay, including whales and vessels. Sunsets are spectacular.
	4' x 8' TV screen	Very high tech media centre with 1080p HD Projector and Internet connection for Netflix, Roku etc.
	Surround sound	Yamaha surround sound.
	Ceiling speakers	Can connect to computer or amplifier to provide very soft background music, or louder party music.
Heating / Air Quality	Primary electric heating	
	Secondary propane stove	Can heat over 2,000 sq. ft. and works even when the power is out. Wall mounted thermostat. This is back up heat for when the power is out. Realistic wood and flame patterns. Also very economical.

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	Nest Learning Thermostat	Controls 6,000 watts of heaters in Great Room means that the room heats up very quickly and thus efficiently. All these heaters can be controlled from the thermostat or securely from any computer or mobile device. Thermostat will learn heating patterns and adjust heat to match these anticipated needs. Sets automatically to preprogrammed AWAY mode for power conservation.
	Electronic programable thermostats with clocks.	Very accurate control over desired temperatures provides constant level of heat to within 0.5 degrees Celsius. Each thermostat can be individually programmed.
	Venmar air exchanger	Electronically controlled big efficiency unit with extra controls in each bathroom for instant use.
Multi-Room	Stylish laundry sink	Not your ordinary sink. Has pull out faucet and large under sink drawer.
	Front loading washer & dryer	Easy use with stacked formation.
	Pantry	Large closet for storing bulk food and household items.
Office	Alternate use	Could be a sitting room if this section of the house was used as a guest residence. Note how door with Great Room separates the spare bedroom, hall, bathroom and Office from the rest of the house for additional privacy.
Bathrooms	Soaker tubs	Deep, six foot tubs which are great for lying back and having a relaxing soak. Also have full wrap around shower curtains that run on a heavy gauge stainless steel rod. Fully balanced faucets.
	Comfort height toilets	Tall toilets are much easier to use for most people.
Sun porch	Large windows	Spectacular view of the bay. Windows open wide for warm summer days and feature full privacy pull down blinds.
	Tiled floor	Very practical for boots and shoes during inclement weather.

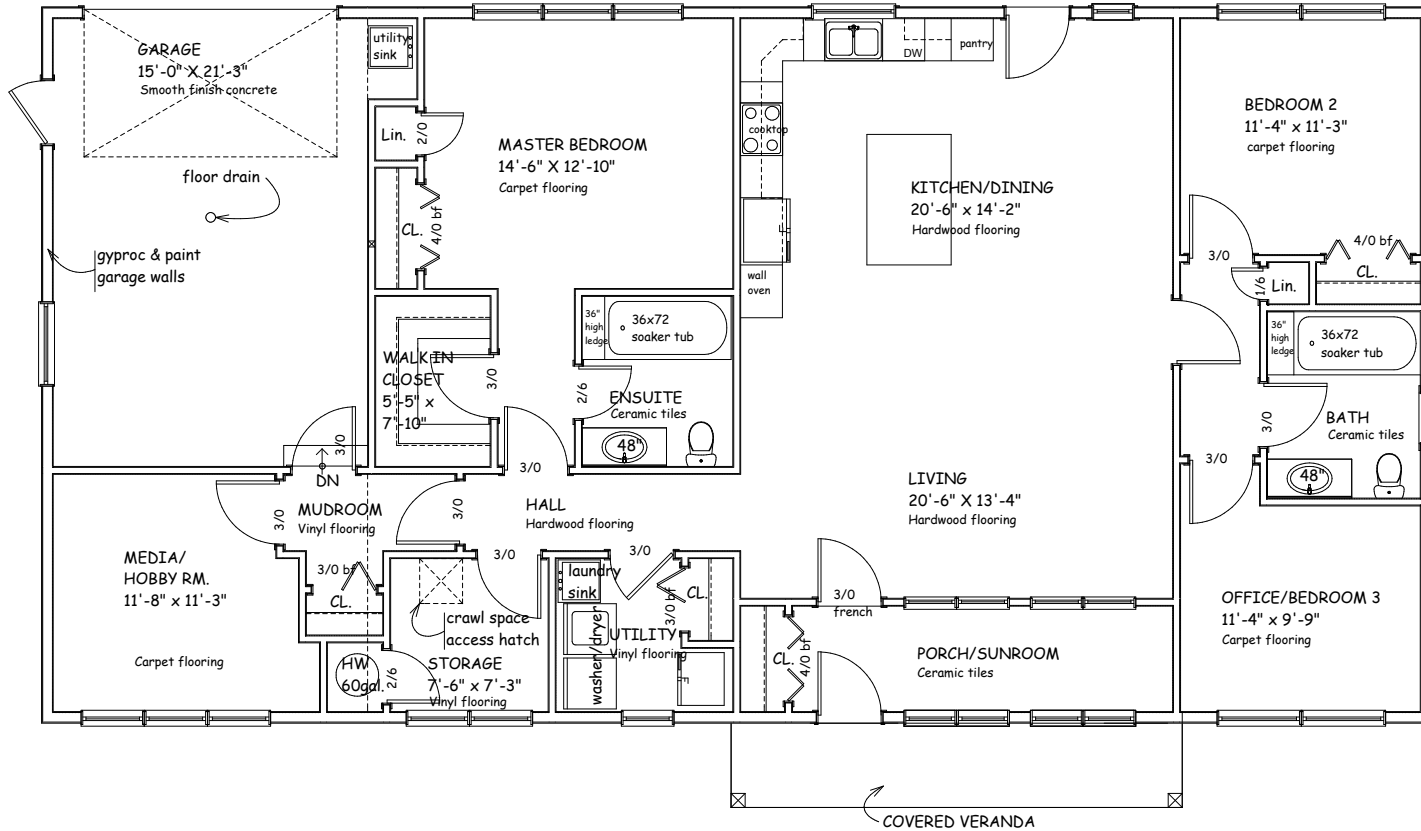
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Garage	Sink with extensible faucet	Large poly sink with faucet that can be removed from tap for directed washing. Sink cabinet can also be used for storage. This is something that every garage should feature. It is used all the time. Hot and cold water for cleaning up with out having to enter the house.
	Welder Outlet	40 Amp 240v outlet suitable for heavy appliances such as a welder. For this house, this outlet is used to plug in gas generator for those times when the power goes out. (Generator not included). There is also 240v 40 amp line in the crawl space ready for a garage or shed.
	Industrial heater	240 v heater with fan for quick heating of garage. Fan ensures that all areas of the garage are heated equally. Thermostat has a minimum of 5 degree setting to ensure that garage will not freeze when thermostat is turned fully down.
	Large Electrical Panel	Extra large panel in event additional circuits are required.
	Powered Garage Door	Easy access from automobile.
Media room	Alternate use	Could be reading room, baby's room etc.
Mud room	Tiled floor	Easy to keep clean for outer wear and footwear.
Storage	Hatch to Crawl Space	Provides access to under the house for storage and plumbing.
	Water heater Closet	Maintains better heat in 60 gallon tank.
	Alternate use	This area could be used for a third bathroom ...
Security	Security Cameras	Full coverage from day and night security cameras. Cameras can be monitored remotely and setup with alerts for motion or heat detection.
	Battery operated, heat sensitive motion Lightsl	These five lights in the two hall ways provide illumination at night without having to turn on the main lights. Great for late night visits to kitchen or bathroom. Works with the power off.

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	Timered external lights	Lights over the front, back and side veranda are on in switch-box electronic timers that can be individually programmed.
	Motion Light	Lights activate anytime inside door to garage is opened. No need to turn on main lights. Lights will turn off automatically.
Connectivity	Ethernet	Cat 6 wiring to most rooms of the house. This enables two full networks within the house, domestic Internet connection and a USA VPN.
	Coax	High Speed Coax wiring for cable TV to every living space. All coax runs are direct from central service location.
	Twisted Pair	Telephone wiring to all living spaces. All wires are direct runs from central service location.
	Fibre Op	House is presently connected via high speed fibre optic cabling to the Bell Aliant Network.
	Cable	House has external connection for Rogers Communications (TV, Internet, Telephones or Security)
	USA VPN	Used for connectivity to the USA for the security system. Specifications withheld.
	Wi-Fi	There are three secure wi-fi access points.

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Main floor area - 1899 sq. ft.
Garage area - 345 sq. ft.

Address:

710 St. Thomas Line

Owner:

Robert & Catherine
Parsons

Approvals

Vendor

Purchaser(s)

Notes:

1. All work to be done in conformance with the National Building Code.

Drawing Title:

MAIN FLOOR PLAN

Drawn by:

K. Howell

Scale:

3/16" = 1'-0"

Date:

Sept. 12, 2009

Drawing No. :

A-5