

5710
Taylor Way

Feature Sheet



Overview

Inspired by the old world charm of Tuscany, this modified bungalow is one of a kind.

This home sits on a quiet one-acre lot and is located in the peaceful neighborhood of Taylor Estates only minutes from Grande Prairie. Country living with all the benefits of living in the city.

Mature trees and a fully landscaped yard offer a park-like setting. A private walking trail, playground, garden, firepit, covered patio, and lots of outdoor seating make this yard great for entertaining.

Distressed wood and chiseled stone are used throughout the exterior as well as the interior of the home, bringing the outside in. The home is very light and bright with many windows to enjoy the beautiful outdoor views.

High-efficiency building materials like spray foam insulation and in-floor heating make for maximum comfort.

With over 3900 sq/ft of livable space, wheelchair-friendly access, 4 bedrooms, 2 1/2 baths, built-in speakers throughout, a heated 2000sqft 6-car garage and so much more. Intricate details and authentic materials encapsulate a timeless European feel in this cozy family home.

For more info,
photos & video



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Front Entry

- Large arched solid wood door with functional speakeasy & iron grille
- Cathedral Windows directly overhead
- Large chandelier crafted from old oak barrels
- Two coat closets on each side of the front entry door
- High vaulted ceilings with distressed solid fir wood beams
- Built-in speakers

Living Room

- Distressed wood ceiling
- Arched gas fireplace with solid wood mantle & travertine
- Window seats beside the fireplace offer extra seating & storage
- Hidden TV lift in the ceiling
- Wrought iron spiral stairs imported from France, leads to the loft above



Loft

- Distressed solid fir wood beams
- Large arched window with backyard views
- In-floor heating
- Herringbone pattern floor exclusive to loft



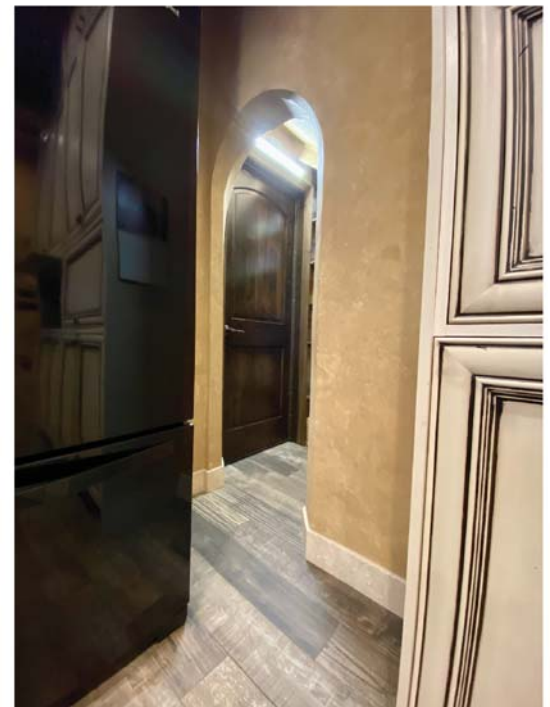


Dining

- High ceiling with distressed solid fir wood beams
- Private views of the yard through large arched window
- View the clay tile rooftops of "Little Italy"
- Wooden chandelier above dining table

Kitchen

- Floor-to-ceiling knotty alder cabinets
- A unique corner drawer pulls out on a 45-degree angle
- Under cabinet lighting
- Hidden appliance garage with electrical plugs
 - Hidden garbage & recycle bins in cabinetry
 - Hidden TV in cabinet above appliance garage
- Custom-designed range hood with copper finish
- New 36" Range with gas oven & 6 gas burners
 - Granite countertops with leathered finish & waterfall edge off peninsula
 - Low maintenance porcelain brick backsplash
 - Pot filler above stove



Pantry

- Access the pantry through the quaint arched passage beside the fridge
- Venetian plaster walls
- Built-in shelving makes this tucked-away area efficient
- Direct access door to the garage for easy grocery drop-off
 - Built-in drink fridge

Arched Stone Hallway

- Stone hallway connects the living room & dining room with access to the outdoor covered patio
- Travertine stone walls & ceiling
- Large 6'x8' custom-designed wrought iron French Doors to patio
- Plenty of natural light designed to mimic European streets



Half Bath

- Decorative high ceiling with vintage chandelier
- Venetian plastered walls
- Wall-hung toilets for easy cleaning and efficient use of space
- Brick feature wall
- Wine barrel vanity with copper sink

Back Entry

- Built-in bench with under-seat storage
- Plenty of hooks on both sides of entry
- Large illuminated coat closet with built-in cabinetry for extra storage
- Designed to look like you're walking into an Italian village; complete with clay roof tiles, wood soffit & fascia, even a clay chimney





Family Room

- Ascend the wide stairs & past the wrought iron railing to the family room
 - 1200+ square feet of vast open space
 - Vaulted ceilings with recessed lighting
 - Lots of natural light from the windows including one extra large south-facing window with backyard views
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Tower

- Tucked away is a boutique set of hand-made spiral stairs that leads up to the tower & balcony
 - Private space with 360-degree views
 - In-floor heat
- Quaint arched wrought iron door leads to a private balcony overlooking the backyard
 - Space can be used for office or study
 - Wiring for phone/internet/tv/etc



Bedrooms *1, 2 and 3*

- All bedrooms are located in the south wing of the home
- Bedrooms 1, 2 & 3 are all same sized with matching interior finishes
- All feature recessed lighting
- All closets feature built-in wood cabinetry & shelving



Master Bedroom

- Bright room features curved stone feature wall
- Compact walk-in closet features built-in wooden cabinetry
- Recessed lighting
- Roughed in for future gas fireplace

Laundry Room

- Situated strategically in between the ensuite & family bathroom
 - Laundry chutes connect both bathrooms to the laundry room where laundry is hidden inside the cabinetry
 - Rustic porcelain countertop with round copper sink
- Floor to ceiling storage with built in custom cabinets & clothes drying rod
 - Large front load HI washer & dryer
- Data rack located in a temperature-controlled cabinet is the central point for the home electronics
 - Painting hides electrical sub-panel



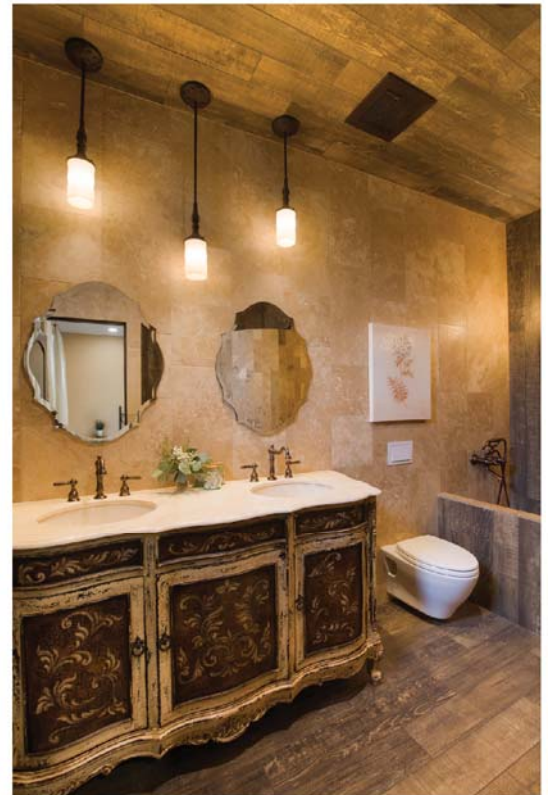


Family Bathroom

- Fully tiled floor, walls & ceiling with stainproof epoxy grout
- Large 3-person cast iron sink with custom finished antique bronze taps
- Free-standing bathtub
- Barrier free entrance to 2 showers
- Hidden behind painting is a laundry chute that deposits the laundry in a dedicated cabinet in the laundry room
- Wall mounted toilet
- Built-in cabinet

Ensuite Bathroom

- Fully tiled floor, walls & ceiling with stainproof epoxy grout
- One-of-a-kind barrier free spiral shower with pattern on floor that was cut out with waterjet
- Wall hung toilet
- Large custom tiled bathtub inspired by Roman baths
- Handpainted artisan double vanity imported from Peru
 - Quartz countertop with under mount sinks
- Hidden behind a painting is a laundry chute that deposits the laundry in a dedicated cabinet in the laundry room



Garage

- Heated 6 car garage
- 6 garage doors measuring 2@ 10x10, 2@ 9x8 & 2@ 8x8 to fit a multitude of vehicles
- The 10x10 doors feature a drive-through bay for boat or small RV
- Each garage bay features a floor drain that keeps things clean
- Heated floors throughout the garage
- Plywood walls & ceiling with fire retardant paint for easy to install hooks while being strong & water resistant



- Storage room with lots of shelving & stand-up freezer
- Workshop with huge window to the backyard
- Workshop has large countertop & built-in metal cabinetry & drawers
- Workshop has garage sink with hot & cold water
- Workshop features ample lighting for a bright work area
- Workshop has an exhaust fan with timer
- Workshop has built-in speakers
- The two back bays with the 8x8 doors have built-in speakers

- Separate air exchange system for the garage
- Front garage entrance has built-in bench & seating area with shoe storage
- Concealed mechanical room with large doors that swing wide open to provide easy access
- Access the front yard through the front man door or the backyard through the south man door





Exterior

- Imported Travertine stone used for the full exterior of the home
- Rustic real wood Fir soffit & composite fascia provide authentic looks with durability & low maintenance
- 1 acre fully landscaped lot with many different trees & shrubs including Columnar Aspen, Okanese Poplar, Mayday, Orinental Crabapple, Lilac, Roses, Spruce & more
- Lots of large naturally occurring mature Spruce through the yard
- Playground with soft sand, swings, slide, trapeze, parkour logs & 150 ft zipline

- Private walking path winds through the natural elevations of the backyard
- Garden features a cedar fence with two access gates, arched trellis, & stucco-finished garden shed with a covered veranda
- Garden has fertile soil, segregated raised garden beds, & many newly planted fruit trees & bushes including apples, saskatoon, raspberries, blueberries, & strawberries
- Garden fenceline has decorative lighting around the perimeter lighting up the backyard with a gentle glow for evening events
- Cotoneaster hedges can be found decorating many parts of the yard
- At the front of the house between the flower beds lies a brick patio with a copper fountain which functions as the front-of-house hose bib
- Expansive concrete driveway wraps around the back garage bays offering ample parking & play areas
- Sidewalks & parts of the driveway have been plumbed for future snow melt
- Water is accessible throughout the yard including the garden, front yard, south of the yard & off the garage workshop exterior with cold AND hot water

Covered Patio

- Built-in Natural Gas BBQ with storage underneath
 - Concealed BBQ exhaust fan built into the stone pillar
- Granite counters used for the eating bar & BBQ match the kitchen
 - Built-in patio speakers
 - Recessed pot lighting
- Vaulted Ceiling with distressed wood



Specifications

- 3900+ sq ft modified bi-level
- 4 Bedrooms & 2 1/2 Bathrooms
- Wheelchair-friendly
- Imported travertine split-face stone cladding for entire exterior of the home, installed over a ventilated facade
- 1 acre lot
- Hydronic ice-melt tubing installed in sidewalk & part of the driveway for future use
- Approx. 5500square feet of concrete driveway & sidewalks with lots of parking
- Fully landscaped with mature trees
- Private walking trail
- Private playground
- 150 foot zipline
- Circle concrete pad with oversized stone firepit nestled between trees
- Full garden with fruit trees and shrubs bordered by cedar spit-rail fence and perimeter decorative lighting
- 6 car w/ 2000 sq ft garage with workshop
- Drive through bay for boats or small RV
- Garage door measurements. 10x10, 10x10, 9x8, 9x8, 8x8 and 8x8
- Each garage bay features a floor drain that empties into the city sewer system
- Plywood walls and ceiling with fire retardant paint
- Garage overhead doors are high-efficiency and feature side-mounted motors
- Garage man doors are composite with real-wood look for low maintenance & efficiency
- Sidewalks and part of the driveway have a snow melt system installed for future use
- City water and sewer
- Natural gas
- 200 amp electrical service
- Fiber optic internet cable
- All lighting is high-efficiency LED
- Speakers are installed throughout the entire home, including kitchen/dining, livingroom, familyroom, loft, front entry, master ensuite, laundry room, tower, covered patio, garage. Wiring is terminated in the data closet located in the laundry room. All volume control knobs are installed and all speakers are installed. An amplifier is not included
- LED soffit lighting for the exterior of the home looks stunning at night
- In-floor heat and German Viessman High-Efficiency boiler system
- Indirectly fired high capacity, high-efficiency Viessman water tank never runs out of hot water
- 4 separate HRV units for each part of the house. Kitchen/Dining, Bedrooms/Living Room, Family Room, Garage
- Full spray foam insulation package used for the entire home. The walls, the ceiling, and even under the floors
- Flooring is high-end porcelain hardwood throughout
- Ensuite and Family bathroom are tiled from floor to ceiling for low maintenance
- Knotty alder solid doors are used for all interior doors
- Knotty alder solid front door with an arched top measures 4'x8'
- Kitchen cabinets are Knotty alder with antique glaze
- All windows feature stone casing and stone ledge/sill
- All baseboards are made from stone
- All railings were custom-made and welded on-site from ornamental steel and finished with a matte finish powdercoating
- Wall-hung toilets in all bathrooms for easy maintenance and efficient use of space
- Floor sweeps for the kitchen and rear entry are roughed in
- Ceiling fans in all bedrooms, loft, dining room, & family room

