

HOULIHAN & ORYALL
LUXURY REAL ESTATE



PALERMO



Features List

Builder- Palermo Homes

Schools- Eagle Mountain Elementary coming 2022

Highschool- Yale secondary

Open Plan design with Vaulted ceilings

Ceiling height Main 10Ft -Top Floor 9ft - Lower Level 9'6"ft

House size 4829 sqft plus garage

Lot size 5500 sqft

Exterior Finishes- Eldorado Stone, Acrylic Stucco, Longboard Siding

Hardwood Flooring -Herringbone Brushed Oak Athabasca Kentwood Flooring

Wall Paint & Base - Benjamin Moore

Kitchen and all cabinetry - Old World Kitchens and Custom Cabinets

Tile Flooring -Tierra Sol/ Julian Tile (All imported from Italy)

Cascading Countertop, Bar and Island - Caesar Stone Raven by Master Mason

Stone on Fireplace – Marble by Master Mason

Cabinets and Closet Millwork - Rift Cut Oak (Whole House) by Old world Kitchens

Plumbing Fixtures – Kohler -Artistic Baths

Doors – Masonite Solid Core with Emtek Hardware

Appliances - Fisher Paykel (Panel ready)

Windows -Tye Windows

Fireplace – Regency

Forced air heating – Napoleon High efficiency Furnace

Hot water on Demand – Navien High efficiency

Custom glass railings- Marquis Glass with Black Hardware

Metal Roof /rooftop patio with panoramic views

Vinyl decking on rear decks

Honeywell Alarm System, Hikvision 4k Cameras

Electric carport in garage (for hybrid cars)

Lighting - Mooi/Kuzco/Sonneman
Steam-bath shower on Lower floor
Kohler Veil Smart toilet in Master ensuite
Built In Vacuum System
Legal 2 Bedroom suite