



MAILLOT
• HOMES •

1129 Dorchester Avenue SW

Features

Located in the heart of Upper Mount Royal, on a charming tree lined street, this 4,077-square-foot industrial style custom home is built to inspire.

EXTERIOR

- Industrial inspired architecture
- Exterior is a combination of brick, commercial grade Aluminum Composite Material (ACM) and stucco
- Clear cedar soffit at entry
- Custom triple glazed, aluminum front entry door
- Private south facing backyard
- Large patio with motorized, louvred roof system, retractable screens and heater
- Triple pane windows
- Plywood construction
- Fully landscaped, irrigated and fenced exterior
- Gemstone exterior LED lighting package

INTERIOR

- Custom designed by Maillot Homes Interior Design
- 6 bedrooms
- 1 powder room, 4 full bathrooms
- 10' ceiling height on main level
- 9' ceiling height on lower level and upper level
- White oak wide plank engineered hardwood
- Home elevator with direct access to front drive garage
- Custom site-built cabinetry with maple dovetail drawers in kitchen and ensuite
- Integrated sound system
- Full security system with exterior cameras
- Laundry room with 2 washer, 2 dryers on second level
- Designer light fixture package including Fibre Glass Art chandeliers by Catelli & Smith Lighting
- Designer plumbing fixture package including Watermark kitchen faucet/spray and Alape washbasin in the powder room
- Gas fireplace on the main floor
- 21' lift and slide commercial aluminum patio door
- Great room automated window coverings



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KITCHEN/PANTRY

- Miele appliance package. Includes induction cooktop, 2 fridges, 2 dishwashers, double wall oven and warming drawer
- Quartzite waterfall solid slab countertops and backsplash
- Custom metal hot rolled steel hood fan
- Custom cabinetry with maple dovetail drawers

BASEMENT

- White oak wide plank engineered hardwood in common areas
- Additional seasonal clothing storage area

- Two additional bedrooms
- Theatre Room with 85" Samsung Frame TV with Sonos ARC and Subwoofer
- Lower snack bar

PRIMARY BEDROOM/ENSUITE

- Private retreat
- Curbless steam shower with heated stone bench and back
- Automated window coverings
- Large soaker tub
- Solid slab stone backsplash

- Heated floors in shower, ensuite and primary closet

MECHANICAL

- 2 - Two Stage, 96% efficient furnaces complete with humidifiers
- Boiler with four zone radiant heat package
- Radiant heat in garage concrete slab
- 2 air conditioners
- Dyson vacuums
- Irrigation for sprinkler system
- Automatic water shut-off valve
- 2 Active Heat Recovery Ventilators