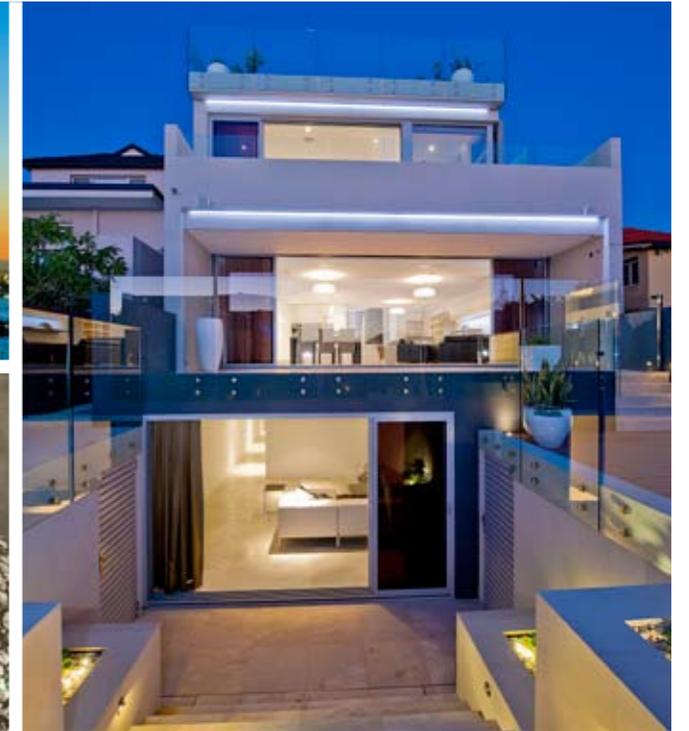




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208 Military Road Dover Heights





5  4.5  3+ 

World Class Brand New Architectural Masterpiece with Postcard Harbour Views to Match

Picture yourself coming home to this dress circle panorama facing Sydney Harbour's iconic magnificence - seldom does such a world class architectural masterpiece come on the market.

Showcasing postcard style views of the CBD skyline, Opera House, Bridge and the harbour, wow factors abound throughout the five-star hotel inspired ambience of this no-expense-spared family home. Architect designed for easy living with contemporary style and luxury on a huge scale, this brand new place is simply incomparable!

Offering the consummate lifestyle with never to be built out views, this super sized residence focuses on the modern family's every need.

"Blissfully quiet and private, with a flowing six level floorplan and a versatile collection of entertaining/relaxing areas, the discreet street presence gives no hint of the oversized proportions nor its international level of luxury", says Samantha.



Master built to showroom standards by the highly respected team of Foresight Constructions with interior design by the acclaimed Karen Wallace - the fashion forward décor accentuates the home's sumptuous generosity, while natural light floods in from every angle.

Complete with a four person private lift ensuring internal level access from the remote controlled triple garage directly to the various lift foyers - the main entrance hall welcomes you to a huge formal living room with an eco smart fireplace, bespoke cabinetry and three sets of French doors opening to a sunny level garden.

There is also a fully fitted large separate study/home office or library, as well as a stunning guest powder room. The family size open plan CaesarStone kitchen includes two breakfast bars, a vast amount of soft closing drawers and custom cabinetry, top of the range Miele gas appliances, Miele espresso machine, filtered boiling/chilled water and two separate integrated dishdrawers.



Enormous open plan living and dining zones include a movable eco smart fireplace, and lead out to a huge marble alfresco entertaining terrace en route to large deck, level private garden and a gas heated mosaic tiled swimming pool with swimjets and LED coloured lighting to suit your mood.

There are four principal bedrooms including a palatial master retreat with marble balcony, fully fitted dressing room and ensuite spa bathroom.

The second master bedroom has a marble balcony, walk in robe and ensuite spa bathroom, while the additional two double bedrooms both have built in robes and use the main bathroom. A separate huge games room (wired for home theatre) is ideal as a guest/teenage retreat or a fifth oversized bedroom, complete with an ensuite bathroom or pool users cabana.

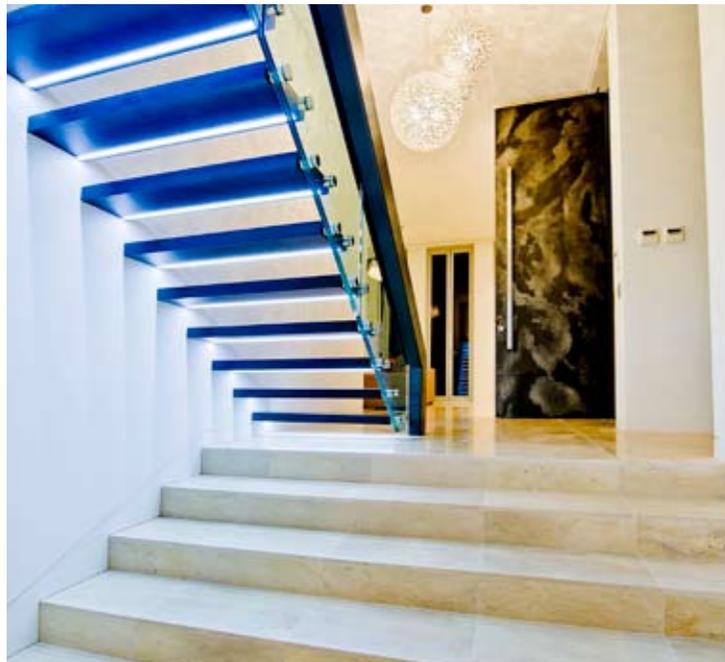


There is also a large separate fully fitted internal laundry or utility room as well as abundant storage throughout all levels of the residence.

Clever climate control allows air conditioning to all rooms to be individually controlled, while the endless list of fabulous features includes C-Bus electronics, motorised blinds, surround sound both indoors and out, Cat 5E data network, custom made light fittings, ducted vacuum, keyless access and comprehensive security.

Stunningly combining vast areas of glass with high ceilings, heated marble floors, glass mosaic Bizazza tiles, polished concrete stairs/floor and handmade Italian carpeting - nothing has been overlooked in the quest for perfection at this sumptuous new family home.

La pièce de résistance is a glass balustraded enormous private entertaining rooftop sundeck with gas bbq and stainless steel food prep area and Sydney's best vantage point for fireworks, yacht races and sheer magic of the world's most beautiful harbour.



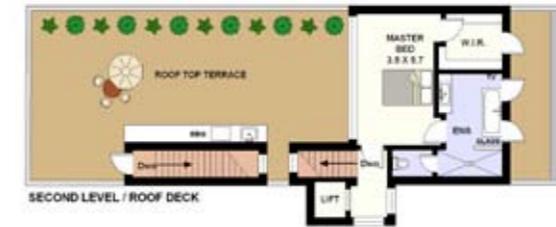
Schedule of finishes

Entrance	Onyx finish (axoloti) door with Ingersoll rand back to back Mandinox pull handle Crema Pacific Honed marble flooring Four person elevator Iron Bark floating staircase with glass balustrades	Bedroom 2 Ensuite	Motorised sheer & solid curtaining Recessed halogen downlights
Formal Living	Crema Pacific Honed marble flooring Echo smart XL fireplace Extensive timber veneer & polyurethane joinery Di Lorenzo Bisazza Damasco Bianco/Alabarsto mosaic feature wall Cavatina silk wallpaper to niche & built out wall Sheer curtaining Custom made pendants & recessed halogen downlights	Bedroom 3	Savior Faire/Beavais 'Aurora 190' carpet Custom robes & cabinetry Hand drawn sheer with solid curtaining option Recessed halogen downlights
Living & dining rooms	Crema Pacific Honed marble flooring Echo smart XL fireplace Natural stone fireplace surrounds Extensive timber veneer joinery Cavatina silk wallpaper to niche & built out wall Motorised sheer curtaining Custom made pendants & recessed halogen downlights	Bedroom 4	Savior Faire/Beavais 'Aurora 190' carpet Custom robes & cabinetry Hand drawn sheer with solid curtaining option Recessed halogen downlights
Kitchen	Crema Pacific Honed marble flooring Miele H5740B oven Miele KM391G gas cooktop Miele H5040BM compact oven Miele CVA3660 Nespresso built-in coffee machine Miele DG5060 steam cooker Miele DA2270 built-in rangehood Dual Fisher & Paykel DS605i integrated dishdrawers with polyurethane panels Electrolux ERM3701WA 370l integrated frost-free refrigerator Electrolux EFM3001WA 300l integrated frost-free freezer Polyurethane full gloss cabinetry Reconstituted stone benchtops Starphire glass splashbacks Blanco 231l/8lt undermount bowls with glass cutting boards Custom made pendants & recessed halogen downlights	Rumpus	Crema Pacific Honed marble flooring Sliding stackable glass doors to yard Provision for home theatre installation Motorised solid curtaining Recessed halogen downlights
Study	Crema Pacific Honed marble flooring E veneer Ecovelvet gloss/matt joinery Cavatina silk wallpaper to niche & built out wall Screen blind Custom made pendants & recessed halogen downlights	Lower bathroom	Gasperee & Di Lorenzo tiling Polyurethane cabinetry Villeroy & Boch fittings Roger Seller tapware Parisi Quadro fixtures Frameless glass shower screen Recessed halogen downlights
Powder room	Porcelanico Technico Titan Basbalato tiles Feature polyurethane veneer paneling Villeroy & Boch fittings Roger Seller tapware Parisi Quadro fixtures Custom made pendants & recessed halogen downlights	Laundry	Polyurethane cabinetry Glass splashbacks Recessed halogen downlights
Master Bedroom	Savior Faire/Beavais 'Aurora 190' carpet Feature framed mirror wall Splendor fabric bed head Suspended LCD wiring for television Motorised sheer & solid curtaining Custom made pendants & recessed halogen downlights	Plant room	Recessed halogen downlights Security monitoring system
Master Ensuite	Gasperee & Di Lorenzo tiling Polyurethane cabinetry Villeroy & Boch fittings Decina Dolce Vita Montori free standing bath Roger Seller tapware Parisi Quadro fixtures Heated towel rails Frameless glass shower screen Custom made pendants & recessed halogen downlights Suspended LCD television	Roof terrace	Modwood decking Custom made barbeque / space for a fridge / wet weather speakers Secret Garden planter tubs and plants Frameless glass balustrades
Bedroom 2	Savior Faire/Beavais 'Aurora 190' carpet Custom robes & cabinetry	Swimming pool	Gas heated in-ground pool with glass mosaic tiling and swim jets Hardwood deck surrounds Frameless glass pool fence
		Garage	Triple garaging with automatic panel lift door 5 car space in secure driveway
		General construction	Cavity brick walls construction throughout Acrylic Euro Render external render Proyabil smooth set internal render Reinforced concreted slabs / roofs Suspended plasterboard ceilings throughout Landscaped gardens with hardwood seating and objet d'art
		Services	CBUS system throughout home Infrared security camera system Finger print entrance system Zoned reverse cycle air-conditioning Extensive under floor heating Sonos touch screen surround sound system Wet weather speakers on ground floor balcony/pool deck Motion sensors VRV system – individual temperature room control



Further information

Builder	Foresight Constructions  Robert De Marcellis 0418 249 434	Exclusive Website	www.208military.com Available in English, French, German, Spanish, Italian, Chinese, Arabic, Russian, Malaysian, Hebrew and Greek
Interior design	KW Interiors KWINTERIORS PTY LTD Karen Wallace 9792 3700 Guest Speaker at Design X Lecturer, International School of Colour & Design Featured in: Smart House, House & Garden, Tile Today, My Home, Designer Rooms, Renovate & Extend and Modern Home	Address	208 Military Road Dover Heights NSW 2030
Structural engineer	ANA Structural Engineering	Legal Description	Registered Plan: Lot 2 Plan DP14148 Folio Identifier 2/14148
Finishings	Domayne Design  Rachelle Devcich 8339 7140	Council	Waverley Council
Joinery Designer	Square Edge Design Pty Ltd  Unit 5 / 181-187 Taren Point Road Caringbah NSW 2229 P 02 9531 1552	Electrical	New Image Electrical  Jim Bakis 0413 242 355 2a/155 Taren Point Rd, Taren Point 2229
Solicitor	VC Lawyers Suite 4, 45-47 Belmore Road Randwick NSW 2031 P 02 9326 6314 F 02 9326 6315	Zoning	Zone No.2 (a) Residential – Low Density
Exclusive Agent	Place Double Bay  Samantha Rosen 330 New South Head Road Double Bay NSW 2028 P 02 8356 8871 F 02 8356 8889 M 0420 982 022 E samantha@eplace.com.au eplace.com.au	Contract of Sale	Available on request Law Society NSW / REINSW Contract for the sale of land – 2005 edition
Research Report	An independent research report has been prepared by property research firm, Ashton Rowe. A copy of the report is available on request from the Exclusive Agent	Completion Date	42nd day after the date of the contract
Building Inspection	An independent building report has been undertaken by Eyeon. A copy of the report can be purchased and obtained online at eyeon.com.au	Deposit	10% of the price, unless otherwise stated
	Council Rates		\$A600.40 per quarter (approx.)
	Water Rates		\$A263 per quarter (approx.)



208 Military Rd, Dover Heights



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Dw	Dimension
Pt	Partitions
L'dr	Laundry
Sd	Sliding door
W	Washing Machine

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