

1927 W 15th Ave- OUTSTANDING QUALITY DETAILS

Rear duplex: 1568 sq feet. 3 bedrooms, plus a separate den, 2.5 baths. Private entrance. Open concept great room with powder room on the main floor, eating bar and a separate dining area with a walk-out to a charming private patio. Middle floor has 2 generous bedrooms, den, and semi-ensuite bath with oversized tub. Top floor features a separate master suite, walk out deck with mountain and city views, art glass accent windows, and a spa-like ensuite with under-mount soaker tub and separate shower, finished in limestone & marble. Includes one open parking and separate keyed heated storage accessed from side yard. In suite laundry facilities with front loading LG washer & dryer - both *Energy-Star* rated.

Design: Robert Cadez, Robert Anthony Design (Robert currently designs for Formwerks)

Builder: GH Street Ltd, quality Westside builder with 25+ years experience

Warranty: 2-5-10 new home warranty

Exterior: top two floors- cedar shingle siding, stained
Lower floor front- 1x4 siding, stained

Soffits: 1 x 4 T&G – painted

Gutters: 5" continuous aluminum – cream coloured

Framing: Kiln-dried spruce, 2x4/2 x 6 exterior & 2x4 interior walls

Party wall between front + rear duplex: Sound resilient fire separation, double 2x4 construction, with sound insulation and plywood sheathing on both sides (plus drywall)

Windows: Westech wood/vinyl combination casements – double glazed with low E energy saving glass (keeps heat in during winter and out in summer). Almost all windows are opening-multi-point locking system, roto-crank handles

Exterior Doors: stained vertical grain fir entry door, painted fir secondary doors. Emtek solid brass mortise locks on main entry doors. Oil rubbed finish.

Electrical: 400 Amp service (100 amps per unit plus 100 amps for the common geothermal heating)

Plumbing Material: Copper & plastic water supply pipes, cast iron & ABS drains + sewer lines

Roof: Duroid singles – 25 yr warranty

Flat Decks: 2 layer torch on roofing material finished w cedar planks (upper decks)

Heating System: State-of-the-art ground sourced central geothermal heating system in separate mechanical room. Twin 2-stage Climate Master Tranquility 27 heat pumps provide radiant in-floor multi-zoned heat throughout. **Zero CO2 emissions, ultra energy efficient.** Almost 3 watts of heat is produced for every watt of energy used, i.e. approx 280% efficient and extremely inexpensive to run. Digital thermostats with 5+ separate zones per unit, including individual controls for bathroom tile heat. Silent, draft and dust free operation. In addition, the system preheats the hot water for the front and rear duplex units.

Insulation: R14 in exterior walls, R28 to R40 in top floor ceilings. Laundry rooms, master bedrooms, and powder rooms have additional insulation in the interior walls.

Ceilings: 5/8" drywall on upper floors, 1/2" elsewhere

Security System: Built-in alarm system pre-wired to all doors & windows with motion detectors (Orca Security). Hard-wired smoke alarms on all levels per municipal code. Fire suppression sprinkler system throughout.

Communication / Entertainment System: Telephone, cable/satellite TV/computer CAT5 wiring in every room. Structured wiring terminus in each unit allows easy networking of computers and home entertainment systems. Built-in speakers with volume control in the kitchens and living areas of each unit.

Vacuum: Built-in vacuum system including baseboard duct-pans in the kitchen

FINISHING DETAILS:

Flooring + Stairs: Solid $\frac{3}{4}$ " red oak- quarter-sawn and rife cut T&G nailed down, sanded, English Chestnut stained- 3 coats of finish applied beneath this is a $\frac{3}{4}$ " plywood over 1 $\frac{1}{2}$ " of lightweight concrete with radiant heat, then another $\frac{3}{4}$ " subfloor – a total of 3 $\frac{3}{4}$ " of solid flooring on top of the joists.

Interior Doors: Solid wood – 3 panel shaker-style. Egg style oil rubbed hardware

Kitchens: Caramel Caesarstone maintenance-free countertops, undermount Kindred double stainless steel professional sink, Grohe faucet set with pull-out sprayer in brushed nickel, Jan Rutgers Design beveled shaker-style cabinets in cherry-stained solid alder featuring Blum motion drawers and touch close cabinets, cutlery organizer included; Bosch dual fuel 30" slide-in range with convection oven and professional style gas cooktop, super quiet Bosch dishwasher, top-of-line Panasonic Genius OTR microwave/exhaust fan, 36" Jenn-Air counter-depth bottom mount freezer with filtered water dispenser & paneled doors to match cabinetry; 3/4 hp in sink disposal with air controlled switch mounted on countertop; all appliances are energy star rated.

Lighting: Juno 4" low voltage and line voltage recessed fixtures with clear Alzac trim. Low voltage lamps are adjustable to 35 degrees. Low voltage 10 degree slot aperture recessed accent lighting over dining areas. Candelabra style dining fixtures. Pendant lighting over kitchen bars. Pre-set dimmers provided. Low voltage shower/bath lights

Living Rooms: Solid fir custom fireplace surround + mantle with rich stained furniture finish to match the window trim treatment. Custom tile surrounds and hearth. Heat & Glow direct vent gas burning fireplace with log set and electronic ignition provides an additional heat source.

Plumbing Fixtures & Bathroom Finishes: Toto dual-flush toilets elongated bowls, soft close seats. Toto undermount vanity sinks. Selection 25 brass faucet sets in polished chrome incorporate German ceramic cartridges and carry a lifetime warranty. Master bathrooms features undermount soaker tub, honed limestone spa showers, with rainhead, hand-shower and body sprays. Crema Marfil marble countertops throughout. Main bathrooms feature over-sized 66" soaker tubs with adjustable hand showers and custom tile treatments – in Italian porcelain stone, glass, marble, etc. Powder rooms feature pedestal-style sink.

Ventilation: All bathroom have Panasonic Whisper ceiling ventilation fans- the quietest on the market (0.3 sones)- controlled by digital timers and Energy Star rated. Multi-speed ceiling fans in the master bedrooms with remote controls. Almost all windows open in the bathrooms.

EXTERIOR:

Old country tumbled paver sidewalks & private patios, separate cedar arbour entrances with cast iron gates. Cedar privacy fences & gates to parking & alley in rear. Custom landscaping & gardens, automatic irrigation system and low voltage pathway & accent lighting.

Soffit electrical outlets (switched) for holiday lights. Gas outlets on patios for BBQ or heaters.