

Features & Upgrades - 615 Evergreen Place

Upstairs:

3 BR / 2 Bath / kitchen / dining / living room w/ wood burning fireplace / laundry

300 sf deck w/ gas plumbed for BBQ

374 sf heated garage w/ 10 ft ceilings + 9' h x 11' w insulated garage door

25' wall of storage x 2.5' deep (for Rubbermaid bins) - in garage

Downstairs:

mudroom, large theatre room / playroom w/ wood burning fireplace, powder room, mechanical room, more storage

2 BR fully self-contained garden suite w/ 3 pc. bathroom + laundry - own private entrance w/ patio

suite has own separate heating system

all walls and ceiling insulated and double 5/8" firestop drywall

113 sf heated modern shed - flex space (office / yoga studio / kids space, etc)

Highlights:

8262 sf lot

play structure w/ slide + swings

landscape lighting w/ astronomical timer (no photocell) turns on/off automatically @ dusk/dawn

General:

New paint throughout

New Roof

New gutters, downspouts w/ leaf clean-outs

3 new skylights - 2 in kitchen, 1 in en-suite

New Hot water on demand

New water supply lines throughout

New plumbing waste lines throughout

New high Efficiency 2 stage furnace

Nest Thermostat

Nest Smoke detectors

New electrical panel

80% new electrical

2700K LED lighting throughout

Lutron Diva dimmer slider switches throughout

Lutron Claro screw-less faceplates throughout

Panasonic Whisperfit bath fans (4 bathrooms)

Toto toilets and basins throughout (4 bathrooms)

6 piece fully integrated Miele appliance set - main kitchen

roller shade blinds throughout

bug screen - stored in attic

White Oak wide-plank engineered flooring - upstairs

Solid 4/4 (1" + thick) white Oak stair treads

AC4 (commercial grade) longboard laminate downstairs

custom blacked steel stair guard

Custom cabinets throughout

(2 kitchens, 5 bedroom closets, 4 bathrooms, 2 laundry, main entrance, living room, media room, mud room)

Kef in-ceiling speakers (kitchen, dining, living, master bedroom + en suite bathroom)

2x Sonos Connect Amps in media room cabinet (\$650 + GST each)

Theatre room wired for 7.2 surround speaker system (2 subwoofer locations)

new skylights, casement windows, doors

R60 ceiling insulation

Coax and RJ45 (internet) hardwired to most rooms

(5 bedrooms, 2 living rooms, garage, shed, theatre room)

solid core doors (bedroom, bathrooms, theatre room, etc.)

12' wide Lift'n slide patio door (6' wide opening) - upper deck

2 wood burning fireplaces

Upstairs

Master Bedroom:

Kef in-ceiling speakers

custom built-in wardrobe cabinets w/ Blum Tip-On openers (no handle hardware)

hardwired for coax + RJ 45 (internet) - hidden in wall for future wall-mount TV

solid core doors

En Suite bathroom:

barrier-free (no curb) shower with linear drain

Wifi controlled Nu Heat beneath tile including shower pan - dries shower up faster

Kef in-ceiling speakers

Panasonic Whisperfit bath fan

10" rain shower head + hand shower

Corian shampoo / soap niche

frameless shower glass

custom floating grain-matched Walnut vanity cabinet w/ LED lighting strip below - ambient night time lighting

(4 drawers w/ BLUM Legrabox hardware and p-trap cutout)

Corian solid surface counter w/ waterfall side

Toto Carlyle one-piece toilet (~\$1000)

Toto undermount basin

wall-mount uni-lever faucet

2 other Bedrooms on main floor:

custom built-in wardrobe cabinets w/ Blum Tip-On openers

hardwired for coax + RJ 45 (internet)

solid core doors

Main bathroom:

Wifi controlled Nu Heat beneath tile

Panasonic Whisperfit bath fan

tub/shower w/ hand shower

deep tub w/ custom Corian surround

Corian shampoo / soap niche

frameless shower glass

custom floating grain-matched Walnut vanity cabinet

(4 Blum soft-close drawers and p-trap cutout)

Corian solid surface counter w/ waterfall side

Toto Aquia dual flush toilet

Toto undermount basin

wall-mount uni-lever faucet

Laundry:

New Maytag washer and steam dryer

tiled floor w/ concrete subfloor (mitigates vibrations)

custom cabinets + Corian countertop (removable to get at shutoffs, dryer duct, etc.)

2nd set of water shut-offs in upper cabinet (can shut-off water quickly w/out removing counter surface of washer)

Entrance:

custom footwear cabinet w/ Walnut top

Muuto "The Dots" coat hooks

Living Room:

wood burning fireplace

Kef in-ceiling speakers

Dining Room:

Kef in-ceiling speakers

custom actively ventilated (dual fan) media cabinet w/ Walnut top

- one fan draws cool area in, one pushes warmer air out

- cabinet houses all wires for in-ceiling speakers - powered by 2 Sonos Connect Amps

- cabinet also houses wireless router. Main coax goes into router, then RJ45 goes out to attic to 24 switch.

hardwired for coax + RJ 45 (internet)

high quality copper speaker wired to ceiling speakers: dining, living, kitchen, master bedroom, en suite bathroom

hardwired for sub woofer

12' wide Lift'n slide patio door - 6' wide opening to upper deck

Deck:

300'+ deck

24x24 sealed concrete pavers over sloped vinyl membrane w/ 3 drains to downspouts

4" wide clear VG (vertical grain) Cedar soffit below

1/2" tempered glass Infinity deck railing system w/ solid aluminum extruded posts

Gas plumbed to BBQ box

Kitchen:

6pc. fully integrated, panel-ready Miele appliance suite

(30" fridge w/ ice, 24" dishwasher, 24" oven, 24" steam oven, 36" induction cooktop, 36" downdraft)

Designer European kitchen w/ integrated pulls (no handle hardware)

Blum LegraBox soft-close drawers hardware w/ Blumotion technology (soft-close)

Corian solid surface counters w/ waterfall sides

Double stainless steel under-mount sink w/ grates

Blanco Posh dual spray faucet - polished chrome

Garage:

10'w x 9'h insulated garage door

insulated walls and ceiling (R60)

clerestory windows (double-pane, sealed units)

fan-forced heater on thermostat

generously wired w/ 5ea double gang, 120W 20A, work-surface height wall plugs

plus two more single gang receptacles (so space for 24 plugs total)

plus a double gang 240W 20A outlet for larger machinery or car charger

hardwired for coax + RJ 45 (internet)

4 bright, 4 lamp, high-bay fluorescent ceiling lighting fixtures

8' x 25' wall of shelving - designed for Rubbermaid bins (holds 75 bins)

insulated man door w/ heavy, duty steel reinforced door jamb (kick-in proof)

Studio:

113 sf w/ vaulted ceiling and clerestory windows (double-pane, sealed units)

double-pane casement windows and single lite french door

white oak wide-plank engineered flooring

insulated floor, roof and walls

baseboard heat on wall thermostat

hardwired for coax + 2x RJ 45 (internet) - wall-mount TV ready plus extra RJ45 for Sonos / computer, etc.

VG Cedar ceiling + exterior soffits

24x24 sealed concrete drip-through deck

soffit lighting on 3-way - can be switched at mud room + inside shed

Downstairs

Mud room:

floating Old Growth Douglas Fir bench

custom floor to ceiling closets w/ adjustable shelves

single-lite french door to patio

Family / Theatre Room:

board-formed concrete feature wall - original foundation

LED floor surface, ambient up-lights (wash concrete wall)

custom floating media cabinet

hardwired for coax + RJ 45 (internet)

high quality copper speaker wired for 7.2 surround system (2 subwoofer locations)

- wires hidden in walls - have pictures for locating

ceiling-mount 1080P projector wired w/ two HDMI cables back to media cabinet, plus power outlet

wood burning fireplace

10' wide single-lite french doors w/ side lites to patio

Patio:

244 sf patio w/ 24x24 sealed concrete pavers

4" wide clear VG (vertical grain) Cedar soffit w/ LED lighting above

Powder room:

Panasonic Whisperfit bath fan

custom floating grain-matched Walnut vanity cabinets w/ Blum Tip-on openers

Corian solid surface counter w/ waterfall sides

Toto Aquia toilet

Toto undermount basin

uni-lever faucet

Mechanical room w/ storage:

Rheem on-demand hot water heater (easily supplies whole house - never experienced loss in hot water. Ever!

American Standard 2 stage high efficiency furnace - feeds upstairs and heater room (suite on separate baseboard system)

8' x 12' storage shelving - holds 36 large rubbermaid bins

Landscaping:

New retaining wall

New custom Cedar fences

New grass - front + back

New driveway w/ trench drain

New front and rear steps

Cedar garden shed (garbage / recycling, lawn mower, garden tools, etc.)

Custom paver and 1/2" granite gravel pathways

Play structure w/ custom paint and asphalt roof to match house and Studio

landscape lighting: West path, backyard, garden shed, etc.

Landscape lighting controlled by automatic, maintenance-free, astronomical timer (no photocell to die after a few years of use)