

## 4613 Capilano Features

- ◆ Home purchased in December 1997
- ◆ Well cared for home with lots of updates
- ◆ Hardwood in Living and Dining—Oak with Brazilian Cherry inlay (BC Hardwood installed in 2003)
- ◆ Hardwood installed in Family Room—'Kempas' hardwood in 2003
- ◆ New deck off kitchen in 2011
- ◆ Exterior painted in 2011
- ◆ Lower level improvements:
  - Kitchen added in 2009
  - Built-in bookshelves/drawers in 2011
  - Solid core privacy door for separate suite in 2011
  - Repainting in 2011
  - Laundry room installed with appliances from upper laundry room in 2012
- ◆ Full kitchen renovation and rewiring in 2010
- ◆ Main floor powder room update including new fixtures, custom sink, mirrors and lighting in 2011
- ◆ Main floor laundry room renovation complete with new appliances in 2012
- ◆ Upper floor improvements:
  - Ensuite renovation complete with new ceiling, wiring, heated floor and fixtures in 2011
  - Main bath renovation including jetted tub, all fixtures and flooring in 2012
  - Repainting in 2012
  - New carpeting in 2013
- ◆ Main floor office repainted 2013
- ◆ Maintenance—roof de-mossed and treated; driveway and patio surfaces and steps power washed and resealed

