

## Features of 7551 Kraft Crescent

### General

- all renovations were permitted and inspected by City of Burnaby
- new asphalt roof in 2010
- addition on back of house with new staircase to replace steep original one
- main floor entrance and hallways widened for more modern, welcoming feel
- front entry closet moved to bank of cupboards in dining area for more entry space
- new furnace with electronic air filter (2012) - maintained annually
- air source heat pump for air conditioning and to reduce use of natural gas
- solid hardwood flooring can be refinished many times (see sample)
- wired for internet and alarm system
- building plans available for new floor layout
- almost all windows are new and high quality
- 3 sky tunnels lower cost of lightning
- many separately switched light fixtures allow lighting variety
- many light switches have dimmers
- 200 Amp electrical service has space still available for potential electric vehicle charging station

### Living room

- modern gas fireplace installed in 2010
- Silhouette blinds
- space for unobtrusive television
- comes with drapes and large area rug

### Kitchen

- kitchen relocated and all new-built in 2012
- sink and breakfast bar look onto back garden
- custom cabinetry by Maple Ridge Woodcraft with mostly drawers instead of cabinets
- cabinet-matched fridge and dishwasher
- appliance garage allows uncluttered counters
- custom lazy suzan has no central post
- under sink pull-outs for easy garbage disposal
- pull-out pantries
- under-cabinet lighting and lights inside glass cupboards
- honed quartz countertops
- all new appliances
- large Jenn-Aire fridge with water on the door is convenient to the table
- glass cooktop has low-profile, extra-quiet fan
- extra quiet dishwasher (put drain plugs in sinks to stop sound of water draining)
- microwave/convection oven
- user guides for all appliances

### **Master bedroom suite**

- extra-long room has built-in drawers and other storage in wardrobes
- window bench gives close-up view of Norway maple tree's seasonal changes
- window bench could also be a desk
- protective carpet runner that matches carpet is stored under the stairs
- heated floor in master bath
- separately-lit mirror
- under-cabinet lighting
- built-in laundry basket
- extra-large shower stall
- toilet is placed for privacy and has smooth exterior and quiet-close lid
- quiet fan on timer

### **Second bedroom**

- was original master bedroom, so larger than usual size

### **Third bedroom**

- opens off front foyer with French doors for use as children's playroom, library, office, guest room with wardrobe (privacy drape is inside of doors)

### **Main bathroom**

- easy-clean bathtub with no tile grout
- easy-clean sink with no counter joins
- heated floor
- two lighting controls and dimmer
- fan on timer

### **Downstairs suite**

- legal in-law suite with full kitchen and new appliances
- custom cabinetry by Maple Ridge Woodcraft with under-cabinet lighting
- suite has its own entrance and patio
- exterior door has built-in blinds
- modern gas fireplace (2012)
- bathroom has heated floor, easy-clean tub and sink, fan on timer
- bedroom has extra-large closet with mirrored doors
- extra storage space in hallway

### **Mudroom and foyer**

- new high-efficiency washer and dryer
- space for freezer, pantry, bench, garden supplies
- laundry sink and cupboard
- roomy foyer with easy-clean flooring
- powder room for access from garden or garage, or for use by suite
- furnace room storage and under-stair storage off foyer

## **Garage**

- extra space at north end with good light and 20 Amp circuit for workshop
- easy to keep floor surface
- new garage door with two openers

## **Garden**

- new hardscape: all sidewalks and paths, patios, arbours, trellises, decks & stairs (decks & stairs made of Trex – a composite material that never needs painting)
- paths have lighting and safety lights, new cedar fencing
- most plants are perennials planted for appropriate size and light needs
- Portuguese laurel and forsythia along back fence will quickly give extra privacy
- planned garden beds come with a list of plants in each bed and their care
- tall black pot has been wired for a fountain
- kitchen/herb garden with square-foot raised beds in sunniest part of yard
- berry patch in lower yard and on hill with blueberries, raspberries, strawberries
- espalier apple tree with three kinds of apples
- three kinds of plum tree in front are on dwarfing root stocks
- most garden beds have irrigation systems on timers
- extra hose taps on both sides of house and in lower berry patch
- two rain barrels
- 8x10 steel garden shed

## **Misc**

- shortcut footpaths to skytrain and to Seaforth Elementary school along creek
- short walk to Charles Rummel community centre, playground, spray park
- close to Burnaby Lake nature paths
- quiet, friendly neighbourhood