



Special Features and Updates - 1060 Parker Street

Major Exterior Updates:

- Exterior cladding replaced with Hardi Plank (Cement Fiber) and numerous cosmetic knee braces and craftsmen features added for cosmetic looks and functionality. South wall re-constructed with rain screen technology. V groove wood soffits with strip attic venting.
- Windows replaced with energy efficient vinyl
- Concrete/Paver driveway with linear drain system
- Front and back deck access doors replaced with double fibreglass French Doors
- Front door entry system
- Back Deck with privacy screen and shade outriggers
- Front deck with glass guardrail system
- All landscaping updated and or replaced

Major Interior General Updates:

- Built in vacuum through the whole home
- Craftsmen style millwork, wainscoting and baseboards etc
- 7' Solid Core 2 panel doors throughout
- Brazilian hardwood flooring on the main floor
- Pot lighting added throughout main floor and all other light fixtures upgraded and replaced
- Nu Heat in floor heating in Kitchen, Main Bathroom and Ensuite Bathroom

The above information while deemed to be correct is not guaranteed

**Kitchen:**

- New shaker style cabinets featuring soft close drawers and cupboards with integrated back lighting
- Quartz Counters
- Italian 2'X2' Porcelain tiles
- Built in back lit 35 bottle wine rack
- Built in dual zone wine/beverage under counter fridge
- Undercount dedicated microwave compartment
- GE Dual fuel stove w/bottom dryer warmer and gas cooktop and electric convection oven
- GE Double door fridge with integrated ice maker

Bedrooms and Bathrooms:

- Both main floor bathrooms completely updated with tub/shower in the main and walk in shower in the ensuite
- Master bedroom has built in audio system including the ensuite

Living Room:

- 5.1 Surround built in Audio System with included 56" 4K Curve TV
- Linear gas fireplace w/remote

Lower Level:

- Self contained unauthorized studio suite with separate entrance, full bathroom and dedicated laundry
- electric fireplace insert

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Mechanical:

- High efficiency furnace
- 4 year old hot water tank
- Dedicated sub panel for lower level

Yard:

- Fully fenced
- 2X 4'X 8' raised garden boxes
- Raspberry bushes, Apple trees,, fig tree, grapevine with edible grapes
- 10' Palm tree!

Garage:

- Two single car doors
- Ikea storage spaces
- Built in sports storage cabinets
- work out room with built in stereo and tv
- bike repair shop

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