

506 E 18th Avenue

Features & Specs Info Sheet

GENERAL DETAILS

Builder: Custom Built by Billigsley Construction 2016

Designer: B Squared

Design: 2-Storey with detached Garage + Flex Suite

Sqft.: 1802 sqft.

FEATURES

Interior

- High energy efficient home
- Energy efficient pot lights throughout
- Plenty of natural light with 5 skylights throughout
- Hot water radiant in-floor heating throughout including bathrooms (and even shower stalls!); all rooms separately zoned
- Heat recovery ventilation throughout
- Windows are all high-quality roto-crank
- Radiant heating and hot water are provided through a Bosch combi-unit
- Wide-plank Brushed Oak engineered wood flooring throughout all living areas (including flex suite)
- Custom millwork/built-ins throughout the home – including entertainment unit in family room, kitchen pantry, walnut desk on main floor beneath stairs, closet organizers in all spacious closets (Master Bedroom has walnut cabinetry & organizers)
- Stunning, custom, floor to ceiling feature wall in living room with new fireplace, shelving & lighting designed by Marlino Lorenze
- Sonos system built-in speakers throughout main floor and outside deck controllable through iPad or Smartphone
- Lutron RA light control system, remote access through smartphone
- 65" LED TV in Family Room & 43" LED TV in Master Bedroom included
- Roller blinds throughout
- LG Washer/Dryer with steam function
- Main floor ceiling height is close to 10 ft.
- LaunchPort on Main floor (iPad included) – controls lighting, music, TV, and alarm system
- Eclipse doors of Family Room open up to rear deck

Powder Room

- Modern high-end Kohler fixtures
- Flooring is 24x48 format veined porcelain tile
- Floating, grey lacquer, soft-close vanity
- Pure white Cambria solid surface quartz countertops
- Bocci pendant lights & under cabinet floor lighting

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Kitchen

- Chef's dream kitchen with 10 ft. island
- Modern white lacquer cabinets all soft close
- Cambria solid surface quartz countertops (white against wall, veined granite look on island) with waterfall edges on all sides
- Drop ceiling over island in walnut
- Kohler stainless steel sink
- Riobel single lever faucet
- 36" Sub-Zero fridge (paneled), four burner Wolf range, Miele dishwasher (paneled), Faber slide out hood fan, Sharp microwave drawer, garburator
- Countertop lighting

Second Floor

- Bedrooms & bathrooms on second floor all feature clerestory windows & vaulted ceilings spanning 8 feet up to over 11 feet
- Fujitsu heat pump for heating/cooling
- Air-conditioning

Main Bathroom

- Modern high-end Kohler fixtures
- Fixed rain-shower head & handheld showerheads
- Flooring is 24" x 48" format veined porcelain tile
- Floating, soft-close, grey lacquer Dual Vanity
- Pure white Cambria solid surface quartz countertops
- Modern soaker tub
- Under cabinet floor lighting

Ensuite Bathroom

- Modern high-end Kohler fixtures
- Flooring, shower & three walls are covered in 24" x 48" format veined porcelain tile
- Spacious shower stall with bench
- Fixed rain-shower head & handheld showerheads
- Floating, soft-close, grey lacquer Dual Vanity
- Pure white Cambria solid surface quartz countertops
- Under cabinet floor lighting

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Exterior

- Exterior comprised smooth stucco finish, engineered cedar siding, metal flashing, hemlock soffits
- Roof is modern, commercial grade TPO system; it is highly resistant to the elements and is heat reflective
- LED soffit lighting outside
- Rear deck made of exotic Red Balau hardwood, extremely durable & weather resistant
- Contemporary cedar fence with horizontal planks
- Professionally landscaped yard
- Yard & garden have full sprinkler system

Flex Suite

- Fully finished separate suite attached to the garage – would make a fabulous guest suite/home-office/artist's studio
- Fujitsu heat pump for heating/cooling
- Air-conditioning
- Nu Heat in-floor heating
- Recent upgrades include: a bathroom, kitchen & custom interior designed by Marlino Lorenze (cost of \$60,000)