

Home Features & Updates

103-4696 W 10th Avenue – University Gate

Flooring: wide plank engineered hardwood, stairs solid wood, hand stained by craftsman

Interior Doors: throughout (doors, frames, hardware) and Solid wood interior bedroom doors

Paint: all walls throughout suite

Ceilings: changed from stipple- smoothed and painted

Millwork: replaced all Baseboards, door trim, window casings

Outside Door locks with deadbolts: Front and Master bedroom (to outside deck) new and rekeyed the same, and extra security plate at front door

Custom Built-in Cabinetry: Living room entertainment area, desk & hot water closet

Electrical:

- new circuit Living room, office nook, Bedroom ceiling switches, new above office pot light
- Changed all switches /plugs to modern Decora, some lighted in key areas upper and lower
 - Security- front door 'Ring' camera/chime

Lighting: new fixtures in entire suite (Robinson Lighting)

Heating: new energy efficient baseboard heaters, programmable thermostats

Hot Water Heater: replaced to higher end, larger capacity with new plumbing

Bathrooms: renovated fully (oversized tub and oversized walk-in shower), in floor heat, fans on timers, newly caulked tub/shower

Kitchen: renovated fully with black granite countertops, stainless steel backsplash, custom cabinets w/ wood boxes, soft close hinges, undercounter lighting, Bosch Dishwasher and Black Blanco Silcrete sink with matching tap, over stove microwave/fan, high end Samsung Range: Induction cook top and dual oven, Fisher Paykel fridge, wine rack

Master Bedroom: walk-in closet custom shelving, wardrobe and matching tv wall unit

Master Bedroom & Living room: new rods and curtains

Bedrooms: upper built-in nooks

Laundry: new Bosch Washer/Dryer (500 series), non-vented dryer (but there is a vent if desired for another set), racks & shelving

Outdoor Space: new lattice/fencing for retaining pets, new turf area, walkways, custom built wood flower beds, perennial plants, fabric/rock, wall planters

Key Building Upgrades

New outer doors & Windows: approx. 2015

Garage: ramp resurfaced 2015

Decks: all decks (individual units and 2 long upper decks on East side)- new wood, undersurface, trim boards, Vinyl flooring, baseboards, some gutters 2018

Paint: Outside building, suite doors, common hallways to upper and garage (elevator), fencing in 2019

Smoke Alarms: Hard wired all replaced 2019

Outdoor: intercom system 2020 (goes to your phone - land of cell).

Outdoor Lighting: upgraded 2021