

## **4366 Fieldmont Place Features:**

\* Located in a dead end cul-de-sac in Gordon Head and seconds to Mt Douglas Park. Public pathway in cul-de-sac to San Juan Ave and Mt Doug Park access off Robinwood Dr. All levels of schools a short distance away. Minutes to all levels of amenities including groceries, doctors, restaurants/pubs, beaches, Home Depot, transit etc.

\* House originally constructed in 1980 but extensively renovated in 2018 with 2109sqft of living space and 311sqft garage space. Four bedroom three bathroom family home with all four bedrooms on the upper floor and large family room on the main floor. Three foot crawlspace.

\* West facing backyard with large covered patio for entertaining and fully fenced yard for safe play for kids and pets. Good sized storage shed. Lot size of 6052sqft (from tax record). Easy maintenance front yard with landscaping, sprinkler system and extra gravel parking space.

\* Three zone heat pump for heat and air conditioning. Updated 200amp electrical. Gas connection for on-demand hot water, range, BBQ and fireplace. All new drywall (walls and ceilings). New doors, closets, lighting and hardware throughout. Engineered hardwood floors.

\* Quality Kitchen-Aid stainless steel appliances, quartz countertops, farmstyle double sink, tile backsplash, quality cabinets made from plywood. Bathrooms feature extensive tile work, all new sinks, cabinets, quartz countertops.

\* New roof, gutters, downspouts and soffits. All new stucco exterior and new construction windows. Double wide driveway with extra parking at side of house. All new concrete (driveway, pathways, rear patio), perimeter drains and new sewer line to house.

\* Offers, if any, Tuesday April 26 at 5PM. Sellers prefer closing date end of June or later. Exclusions: Bosch car charger, patio heater, playground set, covered storage. All work done by qualified/ticketed tradespeople but without permits.

## **4366 Fieldmont Place Trades List:**

- \* Gas/HVAC - RedBlue Heating & Refrigeration
- \* Electrical - RedBlue Heating & Refrigeration
- \* Plumbing - On Demand Plumbing & Heating
- \* Flooring, Stairs, Railing - AP Woodworks
- \* Windows - Westeck Windows and Doors
- \* Drywall - PVC Drywall
- \* Tile - Stonepoint Tile
- \* Concrete - Paul Johnson Construction
- \* Cabinetry - Handcraft
- \* Stone - Eurocraft Marble & Granite
- \* Stucco - Sunset Stucco
- \* Carpentry - Lipko Construction
- \* Structural - Far Hill Engineering
- \* Roof - R & D Roofing