

6189 256 Street, Aldergrove

UPPER FLOOR

Entrance and Kitchen

- Expansive wrap around covered deck
- Extra-wide, custom built front door
- Custom designed and handmade “built-in” at entrance with bench, with room for shoes, outerwear, accessories, bookshelf, and display shelf
- Handmade dish and storage cabinet at front door
- Large pantry with wire shelving
- Travertine marble tiles through entrance and kitchen
- Dark Emperador marble countertops
- Custom built Alder wood kitchen cabinets
- Stain-free kitchen sink faucet
- Reverse Osmosis tap and filtration system at kitchen sink
- Opportunity for under cabinet lighting (wired with switch)

Main Bathroom

- Handmade hallway “built-in” for towels and other bathroom storage
- Main bath antique light fixtures (from old Vancouver hotel)
- Large cast iron claw foot tub
- Restored antique wash basin with modern sink and faucet
- Restored and functional antique ‘Irises’ radiator
- Custom tile work

Living/Dining Room

- Open concept living and dining room
- Custom made wooden posts with reproduction lighting and original wrought iron railing
- Custom built entertainment and display unit
- Custom built fireplace mantle and cabinets
- Custom ordered fireplace tile from Stillpoint Pottery (Slocan Park, BC)

- New gas fireplace from R.E. MacDonald Stoves & Stones (Langley, BC)
- Antique dining and stairwell lights with reproduction glass from Lundberg Studios (Davenport, California)

Office

- Double doors into office/studio
- Custom built display shelf and privacy window
- Lots of natural light and creek view with two outside windows

Primary Bedroom

- Extra-large bedroom with antique quarter sawn oak wardrobe
- Modern custom built vanity with marble counter top
- Extra-large shower with privacy glass
- Antique mirror with custom built quarter sawn oak frame
- Custom made towel hooks and matching shelves above toilet area
- New slider door walkout onto private, west facing extra-large deck (new tar and shingle roofing)

LOWER FLOOR

Recreation Room

- Original and refurbished straight grain fir stairs
- Custom made straight grain fir doorway and stair post
- Custom built entertainment and display unit with lots of storage
- Gas fireplace from R.E. MacDonald Stoves & Stones (Langley, BC)
- Custom built display cabinets, posts and under stair office space with folding desk
- Private storage under stairs
- New slider door to walk out private greenspace

Gym

- New flooring with rubber matting
- Large window for lots of air flow and natural light

Library

- This room is fully custom built of quarter sawn Georgian white oak
- Queensize murphy bed installed
- Art Deco sconces from Vintage Hardware and Lighting (Port Townsend, Washington)
- Finished closet area
- New radiator and thermostat
- Antique French door
- Unique pull out bedside tables
- Ceiling light will not be included in sale

Laundry/Electrical Room

- Large laundry room with marble countertop and extra deep stainless steel laundry sink
- Electrical panels
- New Hot water tank (2022)
- Water boiler for in-floor heating throughout the entire upper floor (upgraded in 2024)
- Samsung washer and dryer set

Bathroom and Bedroom

- Large bathroom with shower and deep bathtub
- Built in shelving behind the door
- Antique washstand and mirror, refurbished for antique sink
- Custom Tile work
- Custom built-in double bed with underbed storage
- Aromatic cedar built-in blanket box
- Epic soundproofing for a very restful sleep

Mudroom

- Large closet
- New radiator with thermostat

- Large industrial sink and faucet, with granite counter top
- Lots of storage cabinetry
- Exit to covered, paved area, with walk around to private greenspace

OUTSIDE

- New garage doors installed (2015)
- New windows installed (2015)
- Finished garage/workshop area, with hobby room
- Handmade garden pathways from repurposed concrete
- Hardwired (12/2 conduit) pathway lighting
- New eavestroughing for entire home
- Two drain pits and trenches dug for better rainfall distribution
- New railings and stairs out to front yard
- New 12/5 pitch roof installed in 2012, with Duroid 20 year shingle
- New septic system and field installed in 2012
- Professional water purification system, installed and maintained by EDS Pumps (Langley, BC)
- Fruit trees and edible plants (cherry, plum, apples, peach, quince, strawberry, raspberry, blackberry, haskap, rhubarb, black currant, hazelnut)
- Gardeners paradise (Magnolias, Camellias, Lilacs, Heather, Corkscrew Willow, Lavender, Wild Roses and Cultivated Roses, Japanese Maples, Oak, Witchhazel, Trillium, Rhododendrons, Azaleas, etc.)