

List of Improvements

- 850 s.f. addition to Beach Grove cottage 1996
- All work done with approved plans, permits and inspections
- All exterior walls on original house replaced with new 2 x 4 walls
- Addition framed by Ray Kornelsen (Kornel Homes), 2 x 6 construction
- Fiberglass insulation all walls and ceiling (in new construction), cellulose insulation sprayed in ceilings of original house
- New vinyl windows
- Beveled cedar siding and sidewall shingles on house, shop and garden shed
- Cedar soffits
- 5 skylights added
- New electrical and plumbing throughout
- Programmable Convect Air electric convection heat
- Heated tile floors kitchen and bathroom (electric)
- Maple hardwood flooring with reclaimed hardwood from gym at Cambie Secondary School
- Newer stainless steel appliances and vent hood
- Bosch Dishwasher 2017, dacor oven 2013, dacor cooktop 20+ years ago,
- HW heater 2014
- Roof replaced in 2008, architectural asphalt shingles
- Shop is insulated, drywalled, heated, finished wood floor in work shop, sub-panel in workshop with 220V; approved plans, permits and all inspections
- Garden shed insulated, drywall, heated; no plans since size is below requirement for plans; placed with allowed setbacks
- Irrigation system
- security system