

## 888 Shakespeare Avenue

- Unfinished basement was completely finished. 5/8" Drywall was used and designed so it can be legally suited if required.
- Plumbing and electrical for washer dryer installed, feeds in place to easily conversion of downstairs bar into a full kitchen. 2 bedrooms, 1 office/media room, 2 bathrooms and very large recreation room.
- New gas fireplace.
- High efficiency boiler.
- Roxul Safe & Sound insulation in ceiling.
- Main level was reconfigured to create mudroom, butler kitchen, guest bedroom with ensuite, new powder room and new entrance to the garage.
- Upper floor was completely reconfigured except for the playroom. New stair railings, new large ensuite with steam shower and pedestal tub, large walk in closets, new skylight added, laundry shoot added, new flooring and renovated main bathroom.
- New double pain windows added where required, new exterior doors.
- New electrical and plumbing.
- New insulation in walls and ceiling.
- Popcorn ceilings removed.
- New baseboard and casings throughout.
- New entry stairs & sidewalks.
- New interior and exterior paint.
- New exterior fascia boards throughout, new exterior wall shingles.
- New gutters and downspouts.
- New cedar fence.
- New cedar hedge & landscaping.
- Added a paved driveway.
- All required permits completed with the District of North Vancouver.
- New back deck and railings.