

2720 Colwood

The home has been completely reimagined. The approximately 1500 square foot expansion added a massive great room, huge 1 or 2 bedroom legal Suite, and a luxurious resort like Master retreat.

-Local legendary Architect Maureen Dyson designed the home incorporating modern features and convenience with impressively unique roof lines and Vaulted ceilings.

-JWC Construction of North Vancouver took Maureen's design and built this home to the highest standards using the finest materials and top notch trades. Totally permitted.

New 30 year shingles

Spray foam used in all the ceiling vaults and basement suite walls

All new plumbing

200A Wiring redone. Separate sub panels for suite and for garage

40A rough in for electric car charger

Low voltage landscape lighting

Multi-zone irrigation system including drip lines for shrubs and all planting beds

Massive covered deck with rough in for gas ceiling heater and gas barbecue

Professional landscaping done by BayRoot Landscaping from North Vancouver

Concrete driveway with side pad large enough for a vehicle or small trailer

Massive 615 square foot garage totally finished and insulated with pot lights and high end floor finish.

Large enough to hold 3 collector cars

In-floor heating on main and upper floor and in all bathrooms

High efficiency boiler and on demand hot water by Eco King

Energy Recovery Ventilation system in Main living area and in Suite

Multi-Zone hot water heating

High end Moen taps throughout with lifetime warranties

Designer lighting from McLaren lighting including Smart fixtures

Appliances are all high end Thermador and Bosch including in the suite

Hard wired speakers on outside deck, in kitchen, grate room and master suite. Media room wired for 7.1 surround sound.

Cat 5 and Cat 6 wiring throughout to create ultimate connectivity

Huge master closet with all custom cabinets

All new high efficiency windows by Vinyltek including 12 foot eclipse door creating modern indoor/outdoor living

7'8" high Solid wood entry door with multipoint locking system

13 interconnected smoke/CO detectors

Gas fireplace in grate room and wood burning fireplace in living room giving you the best of both worlds

Just enough of the original home remains including the 10" thick foundation so that GST doesn't apply to the purchase price. The Original home was a one owner family residence designed by the engineer owner.