

2022-2024 UPDATES (all with permits)

- **Main Floor**
 - New entry foyer on East side of house with custom cabinetry and in-floor heated tile flooring
 - Valor propane fireplace insert
 - South-facing sliding doors out to the deck; Added transom window in living room
 - New bathroom fixtures
 - New living room and dedicated dining area
 - All new flooring to match the rest of the main floor
 - All new paint, trim, and updated light fixtures
- **Outside**
 - New asphalt driveway
 - Replaced south-facing deck boards and east-facing deck stairs
 - Added outdoor storage on east side of house

2021 UPDATES (all with permits)

- **Main Floor**
 - Kitchen – quartz countertops, wood cabinetry from Quebec, new Kitchen Aid appliances
 - Coffee Bar/Butler's Pantry
 - Added new 4-piece bathroom
 - New easy-maintenance Torlys Luxury Vinyl Plank flooring – waterproof and scratch-proof
 - Valor propane fireplace
 - Remote control window blinds
 - All new plumbing, electrical, insulation, trim and paint
- **Upper Floor**
 - New easy-maintenance Torlys Luxury Vinyl Plank flooring – waterproof and scratch-proof
 - All new paint; Updated light fixtures
 - New laundry hookups with new appliances
- **Lower Floor**
 - 2 layers of drywall (fire rated under new building code)
 - Increased soundproofing/fire rating between floors
 - Added support post in basement that had been removed by previous owner
 - Metal support added to the ceilings for structural support
 - New paint
- New 3 unit, 7 head heat pump system (includes air conditioning) – cut electricity bills by 50%
- Covered deck with Arctic Spa Salt Water Hot Tub
- 12'x8' cedar storage shed
- Fenced the backyard and added gates

LOCATION

- Views South to the Salish Sea and Gulf Islands
- Privately located on 2.05 acres (zoning allows for a detached secondary dwelling)
- Previous Development Permit available, for a swimming pool and carport
- South-facing and bright; Lots of open parking space
- More than 1300sf of decking on 2 levels, partially covered
- Large, flat backyard lawn; Fenced, sunny garden area with raised beds
- An abundance of wildlife all around – songbirds, eagles, owls, deer
- Close to the Bowen Island Golf Course, Seymour Bay Beach, and Alder Cove Beach
- In a neighbourhood of acreage properties; Just steps to a network of trails