

2018 UPDATES

HOUSE DESIGN	Oliver Simon Design, Jamie Hamilton & Greer Nelson
CONTRACTOR	Andrew Kennedy, Kennedy Construction
ELECTRICAL	Jacquet Electrical
PLUMBING	Gregor Kaminiarz, KMZ Mechanical

- Laundry: Full size LG washer and dryer
- Kitchen Appliances: All new Kitchen Aid
- Updated plumbing and electrical
- All new lighting fixtures including pot lights (and outside by the front door)
- New baseboard heaters
- New laundry area including new cabinets and quartz counter tops
- Built a Dormer off master bedroom to accommodate walk-in closet
- New walk-in closet with built in shelving and drawers
- All new closet doors
- Reconfigured upstairs bathroom to make it an ensuite for master bedroom
- All new master bathroom, new cabinets- soft close, quartz countertop, fixtures, tub, tiles, heated floor
- Moved walls to make master bedroom bigger
- All new wool carpets in secondary bedrooms and office downstairs
- Office: Built in desk with 3 file drawers and 6 regular drawers (all soft close)
- Office: Upper book shelves and new shelving in the closet
- All new main bath with shower and large linen closet (new everything like other bath)
- All new vinyl windows
- Removed walls on main floor to make it open concept
- New island only, existing kitchen cabinets were painted white
- New stairs and custom railing to upstairs (altered from existing configuration)
- All new interior and exterior doors
- All new moldings
- Installed French doors leading to patio
- All new flooring (Engineered hardwood)
- Removed existing wood stove and installed new gas fireplace (urban fireplaces) with 500gal propane tank
- New brick work and fireplace mantle
- New Roof
- Some new siding where necessary
- New exterior paint
- Converted separate Artist studio to a studio office with hard wood floors; New stain to cedar siding
- Removed hot tub (electrical still in place)

2022-2024 UPDATES

- Deck repair and new paint 2023
- Re-built the overhang to the studio door 2022
- Replaced cedar fence on West side of property 2024

GARDEN

- 2 apple trees (dwarf)
- Italian plum tree (dwarf)
- Cherry plum tree (pinkish/red round plums with yellow flesh, freestone)
- Grape vine with green seedless grapes
- 2 rhubarb plants
- Black current bush
- Strawberries
- Raspberries
- Asparagus
- Male and female kiwi vines
- Blueberry bushes (5)
- Bay leaf tree
- Many perennial herbs including oregano, thyme, chives, sage and rosemary.
- Stargazer Lilies
- Alstroemeria
- Peonies
- Foxtail Lilies
- Ground covers
- Santolina
- Russian sage
- Lambs ear
- Pink dogwood tree
- White dogwood tree
- Vulcan Magnolia (large dark maroon flowers)
- Climbing roses
- Shrub roses
- White stargazer magnolia
- Weeping blue spruce Japanese maples
- Many rhododendrons
- Lilac tree
- PeeGee hydrangeas
- Climbing hydrangeas
- Evergreen clematis
- Gnarled hazelnut tree
- Flowering cherry tree

HEAT Electric Baseboard, Propane fireplace

WATER Cove Bay Water

SEWER Septic System