

HOUSE UPDATES

- 2009-2011** New roof
 New Duradeck (primary bedroom)
 New interior trim; New paint interior and exterior
 New porcelain tile flooring - foyer, hall, laundry room, pantry
 Kitchen renovation - 14' island (seats 8) w/ double thick Hanstone quartz and waterfall edge,
 New: cabinets, KitchenAid fridge/stove, range hood, sink, faucet, lighting
 Bathroom renovation – new 2-piece powder room
- 2015-2016** 1500 sf deck with frameless glass; reinforced for future hot tub/bunkie/pergola
 Laundry room renovation with new washer/dryer (LG programmable large capacity)
 Primary Ensuite (5-piece) renovation, heated floors added
- 2017-2019** New high-end septic pump
 New hot water tank (2nd tank)
 Added a 2nd fridge in the pantry (Whirlpool)
 Main floor hardwood floor re-finished; Added hardwood on stairs
 Added engineered Maple hardwood in all bedrooms on lower floor
 Bathroom renovation (main floor), added heated floors
 New steel garage doors
 New French doors on lower level
- 2020-2021** New pot lights in lower level, and all bathrooms, with new drywall ceilings
 New West side deck, fully fenced and connects with back and front decks; hot tub ready
 New raised garden beds
 New deck out front (16'x16' platform) with stainless steel balustrading
 Glass replacement on sliding doors on main floor
 Tree removal for better views (\$5000)
- 2022-2023** New irrigation system for back and side decks (Bluetooth, programmable)
 New interior/doors paint; New exterior paint on West side
 New Exterior fencing and staining of back deck
- 2025** New water line to house

LOCATION

Quiet cul-de-sac with only 6 homes
 Trailhead to beach across from driveway (2 minute walk to Crayola Beach, approx. 175m)
 Views to the water and the Sunshine Coast with gorgeous sunsets
 Tightknit neighbourhood with friendly neighbours, some who are part-time residents
 Native landscaping is drought tolerant and a haven for pollinators and birds
 Catch the school bus and transit bus at the top of the street

Heat: Heat pump (programmable)

Water: Bluewater Water System (managed by Bowen Island Municipality)

Sewer: Septic (shared septic field)