

Property Features: 2368 Esplanade, Oak Bay, BC

Location...Location...Location

2008 – \$200,000 Major Renovation Inside, Exterior and Garden. Including new windows, new bathrooms, New Wood Floors and all flooring. Heated flooring and granite floors. All new outside drainage plus California Drains.

House painted inside and out with Farrow and Ball Paint

* A FULL LIST IS AVAILABLE UPON REQUEST.

OUTSIDE:

2010 – New Metal Roof and membrane for hidden gutters. - \$27,000

2014 – Fixed Front Patio Roof/Designer awning built with engineering specs, Lighting and heaters – Permit from Oak Bay – Approx. \$10,000

2014 – Replaced Electrical Panel and new Circuits to supply light and heaters for Deck Roof - \$2,428.00

2014 – Phantom Screens installed on Upstairs Patio and Laundry Room

2015 – Rock wall on driveway and Entry Posts built - \$1,700

2015 - Outside Hot Water connection installed outside Laundry Room

2019 - Outside Arbor built two years ago, with heater and lighting - \$5,800

2020 – New Metal outside Gate - \$2,100

INSIDE:

2017 – Dacor Counter width Fridge

2017 – Custom made extra-large stainless steel Sink

2018 – Fisher/Paykell double draw dishwasher

2018 – New Smoke and Carbon Monoxide Alarms installed

2019 – New TOTO toilets installed in Upstairs Master Bath and downstairs Bath

The House has been fully maintained well over the years with a professional Maintenance Person and a Gardener