

Thank you for your interest in 436 Cromar Rd, North Saanich BC.

Please find the recent improvements that have been undertaken by the current owners.

All of these improvements have been expertly executed by reputed local builder, Zebra design in conjunction with Coastal Construction

New features, done during the renovations:

- seismic force-resisting system shear walls installed
- underpinning and levelling out of floor space and yard
- supporting beams installed to avoid pillars in kitchen along structural beams
- new heat-pump / furnace and electrical upgrade including 'make up air' mechanical
- Heavy duty propane gas powered generator ensures consistent power to:
 - o ductless heat
 - o lights
 - o fridges
 - o sockets
- Velux skylights (x 4) Master ensuite is solar powered venting skylight, with rain sensor
- windows replaced throughout. Upgraded to UV protection high efficiency Lo-E366 glass
- outdoor built in kitchen with granite counter, SS undermount sink, stainless steel cabinetry
- Napoleon BBQ gas powered grill, direct propane plumbed
- Handmade concrete firepit (Dreamcast), direct propane plumbed
- Upper floor has dual zone ductless heating/cooling (Fujitsu)
- Napoleon high efficiency wood burning fireplace with venting into ductwork to the upper floor
- zero clearance chimney
- built in fireside log storage benches lined with stainless steel (Jason Good)
- Valor linear gas fireplace (in TV room)
- underfloor radiant heat in kitchen, bathrooms, powder room, mudroom Schluter Ditra-heat system
- porcelain plank floor tiles by Centura kitchen, mudroom and powder room
- Jason Good cabinetry kitchen, pantry, mudroom, laundry
- kitchen island has concealed pet gates
- high end granite in kitchen and outdoor kitchen Stone Age Marble
- new sinks including Shaw Rohl double-bowl farmhouse fireclay with Perrin & Rowe faucets, toilets,
 approx. \$8K
- kitchen appliances approx. \$50K+ Wolf range (48") with infrared charbroiler and griddle; Wolf extractor hood; Miele warming drawer; Miele dishwasher; double wine/beer drawer fridge in pantry

- laundry room with built in custom cabinetry (Jason Good)
- mudroom built in seating, full height storage tower and cabinetry (Jason Good)
- built in seating (mudroom, log benches, kitchen eating nook) custom made by Fawcett
- dog/boot shower area
- oak hardwood floors (approx. 3000 sq ft) completely refinished ~ approx. \$50K cost
- replacement stair banisters/spindles
- custom entry door Calibre Millwork
- replacement garage doors
- Stone work chimney, exterior around deck, entrance pillars K2 stone
- extensive coloured concrete patio/deck area and driveway parking area
- replacement leaf-guard gutters, flashings
- extensive landscaping, gardens, irrigation system
- greenhouse, vegetable garden
- Prices Alarms monitored security alarm installed with carbon-monoxide sensor system

Pre-existing features of note:

- yard outbuildings lawn tractor garage, log shed
- Custom cabinetry (bathrooms, bonus room, bedroom/office) D'Introno design
- Master bedroom solid fir custom cabinetry walk in closet
- Solid hardwood oak floors and stair

Other considerations:

- 4 bedrooms + bonus room
- high percentage new build
- surrounding area? quiet and visually appealing street (c.f. Wain Rd); proximity to waterfront (beach access, ocean glimpses); relatively private i.e. not overlooked (c.f Tuam Rd)

Renovations + appliances ~ in the region of \$700,000

If you are interested in viewing this home, please contact us at 250-940-2770 to arrange a showing. Jim LeBlanc PREC*

Scott Piercy PREC*

Engel & Völkers Vancouver Island

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