

2124 FRANKLIN STREET, VANCOUVER

LOTS OF CHARACTER AND CHARM

❑ 2007 / 2008 - major renovation.

Included:

- ❑ - majority plumbing replaced - ie. bathrooms water supply, main/ground floor kitchen water supply and drains, PRV + main shutoff valve replaced
- ❑ - drain tile replaced with perforated pvc
- ❑ - most electrical replaced i.e. main/ground floor panel replaced, most runs replaced, almost all fixtures/switches/plugs replaced
- ❑ - wired house for data/ethernet, cable, and main floor wired for surround sound speakers
- ❑ - refinish or replace all floors
- ❑ - replace main floor and basement kitchen, and main baths in each suite, new appliances to all suites, painted the upstairs kitchen
- ❑ - dropped main floor ceiling with z channel to increase sound insulation between suites. Also added 2 layers of drywall to basement and main floor ceilings
- ❑ - added insulation between floors where possible
- ❑ - replaced main and top floor decks
- ❑ - replaced windows (kept the heritage single pane windows)
- ❑ - replaced hot water tanks (one per suite)
- ❑ - maintenance on the furnace (top floor)
- ❑ - new electric baseboards (main and bsmt)
- ❑ - had insulation sprayed into all walls, added to attic
- ❑ - replace all door except heritage front doors
- ❑ - refinished all heritage millwork and matched where necessary
- ❑ - main floor added gas connection/ electrical to fireplace (currently the fireplace has been closed off and there is an electric fireplace sitting in front of where the opening was)
- ❑ 2010 - blown insulation in all exterior walls and attic
- ❑ 2013 - built shed
- ❑ 2014 - exterior paint
- ❑ 2015 top floor water tank replaced
- ❑ 2017 - new roof, chimney repair
- ❑ 2018 - top floor washing machine replaced
- ❑ 2019 - 2020 - paint interior main and basement
- ❑ 2021 - Replaced ground floor and main floor hot water tank with new 12 year tanks, replaced main/ground floor dishwashers



WHAT AN AMAZING OPPORTUNITY!