

882 Captain's Way Features

Exterior

- newly painted, new side and rear staircases, new sidewalks along the side and down to the lower yard
- fully fenced property with mechanical car gate and lockable man gate (Cedar 3" horizontal front and sides enclosure / fencing)
- all new raised stone planters and year round seasonal colour on the entire property. Mature garden throughout (see images of all seasons of plants with a huge Spring showcase)
- newly added second cedar lower deck with gates to enclose the lower yard and lower deck
- new entry gate and concrete large format stone tiles towards paved interior driveway
- all new vintage exterior fixtures and three way motion light at entry
- incredible big view towards Keats Island, Grotten and Paisley Island with westerly skies and sunsets year round

Interior

- all new electrical wiring, new baseboard heaters & thermostats, hard wired fire and CO2 alarms on two levels
- one of a kind industrial and vintage fixtures, plus specially designed kitchen sconces
- upgraded electrical panel in laundry hall
- directional ceiling lights in living room for art lighting
- screwless plates, all dimmable Lutron light switches and receptacles
- all new kitchen appliances (some still under warranty) including Aga Propane 36" six burner/steam oven with convection option; built in 36" panel ready fridge freezer with ice potential (not connected to provide more freezer space). Built in Elica hood fan & panel ready Bosch dishwasher with delayed timer. Washer (new) & dryer w/new venting
- all replacement solid panel bifold doors with custom fishing lure pulls
- custom designed kitchen cabinet doors in solid Fir, black stain and custom leather pulls
- custom granite leathered and antiqued kitchen counter & range backsplash
- Ann Sacks tile custom mirrored chicken wire backsplash

- living room propane fireplace with unique steel surround (or peel away steel for original 80's rock hearth and walls)
- new propane fireplace added off the kitchen. Both fp's throw good heat and operate in power outages
- new solid wood tongue & groove on walls and ceilings (more wood for future renovations in crawl space). Solid wood baseboards (more material in crawl space)
- Dornbracht plumbing fixtures in kitchen & primary ensuite (top German plumbing line), Brizo black fixtures for shower & vanity guest bathroom
- new Solid hardwood flooring throughout. circular saw, rough cut white character White Oak- (the best hardwood for dogs & easy maintenance)
- two front doors have hardware from Rocky Mountain custom hardware- bronze, balance of doors Emtek black, square knobs
- totally new Primary Ensuite w/ floor heat, integrated shower drain, Schluter waterproofing, 50's Vintage Doctor's vanity & cabinet that came out of a Fire Department that was used to house fire extinguishers. Free Standing tub with Dornbracht tub filler & hand shower; Dornbracht 12" rain head, diverter and hand shower in large custom glass shower
- extensive tile work on walls, floor using porcelain tilted wall & floor border, marble brick floor insert & chair rail.
- Lower level Art Studio with water and baseboard heat. Excellent light and view.
- poured new concrete crawl space
- work space with original kitchen cabinets, quartz countertop and tool wall organizer
- newly insulated lower primary bedroom
- unfinished space for View Studio Suite with separate entry and its' own small patio. Wood stored in this space can complete a good percentage of work. See suggested drawing for Suite with bathroom
- garage wired for office & baseboard heat, operable window, good light
- two 400 gallon water tanks for garden use with a small portable pump
- guest bathroom.. All materials, plumbing fixtures, light fixture, vanity, steel framed mirror, shower glass panel, Kohler toilet and two complimentary tiles (see drawing) stored on the property, including t&g wood siding and wood baseboard, plus waterproofing panel in shed.

*All new plumbing, electrical and propane work was completed by fully licensed trades.