

URBANUPGRADE

1272 HUNTERBURN CRESCENT NW | FEATURES & UPGRADES

EXTERIOR	DETAILS
Siding	NEW - Smart Board Trim, Paint, House Numbers, Exterior Light, Mailbox
Masonry	NEW - Parging & with New Chimney Stack Paint
Soffit/Fascia/Gutter/Downspouts	NEW - Including, PotLights, New Aluminum Lux Panel
Front Entrance Soffit	NEW - Front and Rear Soffits
Windows	NEW - 4 Oversized & Enlarged Basement Windows All Meeting Egress
Window Wells	NEW - Custom Wooden Window Wells
Landscaping - Back Yard	NEW - Sod, Removal of Bushes Expired Tree Removals
Landscaping - Front Yard	NEW - Sod, Concrete Walkways, 3 Water Features, Walkway Lighting
BBQ Line	NEW - BBQ Gas Line in Backyard
Rear Deck	NEW - Wooden Raised Deck, Concrete Padio, Concrete Walkways
Rear Deck Railing	NEW - Metal & Wood Spindles and Railings
Fences	NEW - Back Fence and Updated East Side Fence & New Gates
Walkways	NEW - Front, Back and Side Concrete Walkways
Concrete	NEW - Front Concrete Patio Lounge Areas,
Roofing	NEW - Garage Shingles in 2023 - House Shingles Replaced in 2020

GENERAL FINISHING DETAILS	
Interior Paint Notes	NEW - 3 Coats of Paint with Modern Colours
Trim, Ceiling & Closet Paint Color	NEW - Knockdown Style Main Floor & Basement Flat Painted Ceilings for Easier Maintenance for Tenants
Cabinets	NEW - Main Floor and Lower Suite Custom Designed Cabinetry
Cabinet Colour	NEW - Main Floor "London Fog Grey" Matte Style & Lower Suite Gloss White Style
Cabinet Handles	NEW - Black Powder Coated Door Pull Hardware for all Kitchens, Bathrooms and Custom Closets
Countertops	NEW - Quartz Countertops for All Kitchens, Bathrooms & Fireplace Mantle
Closet Millwork	NEW - Custom Primary Bedroom Closets featuring Over 144 Cubic Feet of Closet Space
Closet Layout/Design	NEW - Custom Designed with Upper and Lower Designs with Drawers and Shelving
Passage Doors	NEW - Passageway Doors with Painted Lacquer NOT Rolled or Brushed
Exterior Doors	NEW - Front Black Solid Core Door with 4 Window Inserts & New Garage Entry Door
Interior Door Handles	NEW - Black Style Door Handles, Hardware, Hinges, Locks & Door Stops
Exterior Door Handles	NEW - Keyless Entry for Both Garage and Entry Doors, NEW Exterior Patio Door
Window casings	NEW - 3" Window Casings for All New Windows and Doors, Painted Lacquer NOT Rolled or Brushed
Baseboards	NEW - 4" Baseboards, Painted Lacquer NOT Rolled or Brushed
Door Headers	NEW - 3" Headers, Painted Lacquer NOT Rolled or Brushed
Lighting Fixtures	NEW - Pot Lights, 3 Pendant Lights, 1 Dining Light and Electrical Throughout
Patio Doors	NEW - Sliding Patio Door Location and Casings
Flooring	NEW - 6.5mm - 7" x 48" Snow Oak Luxury Vinyl Plank Throughout Entire Home
Fireplace (Main Floor)	NEW - Custom Millwork Fireplace Design with Dedicated 20 Amp Electric Fireplace with Remote
Fireplace (Lower Floor)	UPDATED - Painted and Inspected Wood Burning Fireplace
Design Features	NEW - Dining & Living Room Custom Millwork Wall Design

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KITCHEN	
Fridge (Main Floor)	NEW - LG 27 Cubic Feet French Door - High Capacity Countertop Depth Style w/Water Dispenser
Fridge (Lower Floor)	NEW - LG 30" 20 Cubic Feet Stainless Steel with Multi-Air Flow Cooling
Range (Main Floor)	NEW - LG Gas True Convection Smart Range with Instaview
Range (Lower Floor)	NEW - LG 6.3 Cubic Feet Electric Range with EasyClean Technology
Hood Fan	NEW - Onex 30" - 700 CFM Glass Wall-Mounted Hood Fan
Microwave (Main Floor)	NEW - LG 0.9 Cu.Ft. NeoChef Microwave with Smart Inverter and EasyClean
Microwave (Lower Floor)	NEW - OTR Microwave Hoodfan Combination
Dishwasher (Main Floor)	NEW - LG 24" Built in front control with 3rd-Rack and ThinQ Technology
Dishwasher (Lower Floor)	NEW - LG 24" Stainless Steel Front Control Dishwasher with LoDecibel & Dynamic Drys
Kitchen Sink (Main Floor)	NEW - Oversized Granite Under-Mounted Sink
Kitchen Sink (Lower Floor)	NEW - Under-Mounted Stainless Steel Sink
Kitchen Faucets	NEW - Moen Dual Spray Faucet with Extension Wand & Soap Dispenser
Kitchen Countertop	NEW - White w/Black Veining Quartz Countertops
Kitchen Backsplash	NEW - Galaxy Fog, Tile & Glass Backsplash
Cabinetry Design	NEW - Custom Designed Cabinetry w/Built-In Pantry
Front Closet	NEW - Custom Designed Cabinetry

MAIN & ENSUITE FULL BATHROOMS	
Ensuite Shower	NEW - Glass Enclosure & Full Tile Surround with Custom Niche Shampoo Holder
Main Shower	NEW - Tile Enclosure & Tile Surround with Custom Niche Shampoo Holder
Toilets	NEW - Standard Flush Toilets
Sinks	NEW - Ceramic Under-Mounted Sink
Fixtures	NEW - Marmolux Package for Towel Holders, Paper Holders and Accessories
Faucets & Tub Fillers	NEW - Moen Faucets
Flooring Tile	NEW - 24" x 12" Non-Slip Tile
In-Floor Heat	NEW - Electric In-Floor Heat in Basement Bathroom
Shower Heads	NEW - MOEN Meena 1 Handle Full Spray Downpour Rain Spout Head w/Wand Attachments

LAUNDRY	
Upper Location	NEW - LG Single Unit WashTower
Lower Location	SEPARATE - Full Size Lower Laundry for Suite
Cabinet Design	NEW - Custom Laundry Cabinets and Storage

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MECHANICAL & ELECTRICAL	
Light Switches & Dimmer	NEW - Lutron & Dimmer Switches in Almost Every Room of The Home, Both Upstairs and Downstairs
Main Floor TV	NEW - Conduit Hiding Cords Above Fireplace for TV for Cleaner Look
Basement TV	NEW - Conduit Above Fireplace to Mount TV from the Ceiling. Weight Rated for Heavier TVs
Hot Water Tank	NEW - Over Sized 50 Gallon "Bradford White" Tank w/ 10yr Manufactures Warranty
Furnace	NEW - TRANE High Efficiency Furnace w/ 5yr Parts/Labour Warranty & 10yr Manufacturers Warranty
Electrical Recepticals	NEW - Lighting, Switches & Plugs
Electrical Panel	NEW & RELOCATED - 100 Amp Electrical Panel
Electrical Updates	NEW - Electrical for the Entire Basement Design
In Floor Heating	NEW - Electric w/Thermostats in Lower Bathroom
Cleaning & Air Quality	Furnace & Duct Cleaning in October 2024
Thermostat	NEW- White Nest Wifi Programable Thermostat
Plumbing	NEW - PEX Plumbing Across the Entire Home (No Old Piping, No PolyB Anywhere)
Telus Fiber Optic	NEW - Rough-In Location on East Side of Home for Future Fibre Connectivity
Internet	NEW - 2 Router Locations on Main Floor for Best Wifi Signals & Separate Router Location for Basement

STRUCTURE UPDATES	
Upper Floor	Wall between Kitchen and Living area Removed for Open Concept Design
Dining Area	NEW - Patio Sliders and Location for Main Floor
Basement	Entire Basement Was Remodelled. All Walls Removed & ReDesigned Including Electrical & Plumbing
Upper Bath	NEW - 3 Piece Full Main Bath Addition & NEW 3 Piece Ensuite Redesign (Was a 2 piece)
Insulation & Sound Mitigation	NEW - Spray Foam Insulation in ALL Basement walls, NEW Drywall, Sound Channels & Insulation
Basement Rim Joists	NEW - R20 Insulation

GARAGE	
Dimensions	24' x 24' Extra Wide Garage in Perfect Location for Maximum Backyard Green Space
Garage Walls	Drywalled & Insulated Walls
Garage Door	NEW - Ultra Quiet Garage Door Openers & Remotes
Overhead Doors	NEW - 2 Single Painted Garage Doors
Epoxy Flooring Option	OPTIONAL - Full Epoxy Flooring Available for Installation - Contact for More Info
Upgraded Drywall Option	OPTIONAL - Full Ceiling w/New Drywall Available for Installation - Contact for More Info
Windows	NEW - 3 Windows with Sliders & Screens for Maximum Air Flow When Working in Garage

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