

April / 2015

Description of Renovation Scope of Work

651 Montroyal Blvd., North Vancouver BC

(completed within the last 4 years)

**Professional interior design by Mondetta Interior Solutions*

www.mondettainteriorsolutions.com

**featured in Houzz.com*

Foyer

reconfigured floor plan for new access to kitchen
new closet door with sliding mirror doors
new lighting for closet
new closet organizer
full height pantry storage built into new wall configuration
new entry door glazing
new electrical
new skylight
replaced dry wall
old entry tile removed and replaced with new tile
nuheat floor system installed
new painting
old baseboards removed and replaced
old lighting fixtures removed and replaced
new side light at door entry

Kitchen

removed wall between kitchen and DR c/w structural beam
reconfigured new entry into kitchen from entry
replaced drywall to all walls, ceilings new bulkheads
replaced all windows
new kitchen cabinets
new counter tops

installed new back splash

new appliances: fridge, gas stove, dishwasher, sink, garburator, undercounter microwave

new plumbing (drains and water lines)

new electrical throughout, new paint throughout entire kitchen

removed old vinyl floors and subfloor to joists, insulated and acoustically sealed subfloor cavity

new subfloor

new reclaimed hardwood flooring

old baseboards removed and replaced

old lighting fixtures removed and replaced with recessed halogen.

Dining Room

new bay window complete with built in bench seating with storage for DR table

opened wall to kitchen

replaced dry wall on all walls, ceiling

new recessed halogen potlights

new electrical throughout

old baseboards removed and replaced

refinished existing hardwood flooring

old lighting fixtures removed and replaced

old baseboards removed and replaced

new paint

all windows removed and replaced

added 3 new windows at bench seating

replaced patio doors

removed and replaced deck

new roller blinds

Living Room

replaced dry wall on four walls

ceiling new drywall

old fireplace removed and replaced

old lighting fixtures removed and replaced with recessed halogen pot lights new electrical throughout

baseboards removed and replaced

painting throughout

old windows removed and replaced
refinished existing hardwood flooring
removed partial wall to corridor
new roller blinds

Bathrooms

replaced all drywall
removed old tile flooring and replaced with new ceramic flooring
nuheat floor heating system
new electrical throughout
new vanity
new plumbing fixtures thru out including vanity faucets tub / shower fixtures
new tub
new toilet
painting throughout entire bathroom
old lighting fixtures removed and replaced
old baseboards removed and replaced, old bath tub removed and replaced
new mirror
new tile
removed and replaced old windows
configured new toilet room within washroom c/w new pocket door
new hardware

Upstairs Bedrooms

replaced dry wall on perimeter walls
added acoustic wall board to perimeter walls
new insulation
new windows (triple pane)
painted throughout
refinished hardwood flooring
old baseboards removed and replaced
old lighting removed and replaced
new electrical throughout

new closet organizers
new hardware
new sliding mirror closet doors
built in millwork shelving
new roller blinds

Basement

new hi efficiency furnace
new ductwork
new dry wall to all walls
new dry wall / insulation / resilient acoustic channels to ceilings
new washroom including all fixtures / shower / vanity / mirror / toilet
framed and finished new bedroom with closet and built in office desk / shelving
framed and finished new linen closet with shelving
framed and finished new office with closet and door
framed and finished new furnace room
framed and finished new rec room
framed and finished new laundry room c/w new stacked washer and dryer
framed and finished new registered nanny suite complete New York style galley kitchen / bedroom with ensuite and closet area. Includes separate entry, baseboard heat, fire rated walls, washer / dryer and sub panel
new windows throughout basement
new paint throughout entire basement
new carpet / underlay
new baseboards
old lighting fixtures removed and replaced
new insulation
old windows removed and replaced
old hot water tank removed and replaced with hot water on demand
new gas line to deck outside and gas stoves
new gas meter
framed new mud room closet with sliding mirror doors
new electrical 200 Amp panel ready for 200 amp upgrade
new wiring thru out

framed all perimeter walls and insulated with vapour barrier
framed new bay window complete with 3 new windows and bench seating
new entry door and hardware to basement
new interior doors and hardware thru out basement
new lighting and ceiling fans thru out basement and main floor
new hardwired smoke alarm system installed

Exterior

painted entire house
new roof
new chimney
replaced deck
replaced all windows
new landscaping
new staircase to both sides of house
new exterior lights and motion lights
removed and replaced new fence
enclosed carport into a single garage complete with new garage door and 2 new windows
new siding to replace rotted siding
new sidewalk and pavers
new driveway

new 10 x 10 shed
oil tank removed

