

House Upgrades

INSULATION

- **Main Floor Walls:**
 - R24 bats
- **Sloped Ceiling, Family Room Ceiling, Attic Ceiling and Walls:**
 - R28 2lb spray foam
- **Flat Ceiling:**
 - R50 loose-fill
- **Crawlspace walls/floor:**
 - R20 2lb spray foam
- **Basement walls:**
 - R20 2lb spray foam added to concrete walls and,
 - R20 fiberglass batt

WINDOWS & DOORS

- **Windows:**
 - Starline vinyl casement windows (black out/black in)
- **Exterior Doors:**
 - 12' dual slider patio door
 - 5' French door unit
 - ¾ light front entry door
 - ¾ light rear entry door
- **Interior Doors:**
 - Masonite 2-panel doors with fluted glass transom windows

HVAC/ELECTRICAL / PLUMBING

■ HVAC

- Rheem 96+ High Efficiency gas furnace
- 100% new HVAC ducting
- 3 ton AC line set
- Duct cleaning Aug 2025

■ Electrical

- 200amp service and panel
- 100% new copper wiring throughout
- Custom “mother of pearl” push button light switches

■ Plumbing

- Navien tankless gas heater - hot water on demand
- 100% new water lines & drainage pipes throughout

PRIMARY SUITE

- Vaulted ceiling to 18'
- Custom built-in wardrobes with lighting
- 7' wide two-person shower
- 5' freestanding bathtub
- 60" double sink vanity
- In-floor heating tiled floor
- 18' vaulted ceiling



KITCHEN

- Vaulted ceiling to 18'
- In-floor heating tiled floor
- Custom wood cabinetry
 - 5' x 8' island
- Quartz countertop
- Appliances:
 - 36" Thermador inducSon cooktop
 - Dual kitchen-aid ovens
 - Built-in Kitchen-aid microwave with slide out drawer
 - Bosch dishwasher with integrated cabinet panel
 - Full size freestanding refrigerator built-in
 - Full size freestanding freezer built-in

OTHER

- Additon of new main floor powder room
- Additon of 2 - 4-piece bathrooms to both main floor bedrooms
- .46 Acre property with alley access
- New eavestroughs 4-bathroom house
- Original refinished hardwood floors
- New main floor laundry room
- Two gas fireplaces

TRADES

Kitchen Cabinets	-CK Design
Countertops	-Ylw Countertops
HVAC	-CTR Mechanical
Electrical	-Sparq Electric
Plumbing & Gas	-Ark Plumbing and Gas FiNng and Coldstream Mechanical
InsulaSon	-Thermotech InsulaOon
Tile	-Arden Tile
Windows	-Starline
Doors	-Anderson and Masonite

