

530 BURHILL ROAD
WEST VANCOUVER, BC

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features



- Fully permitted renovation from studs, including new electrical and plumbing throughout May-Oct 2008
- Insulation R12 (exterior), R20 (basement), R28 (ceiling), blown insulation (attic), 6mil Poly
- Vaulted living room ceiling inspected and signed off by structural engineer
- Re-pipe new gas lines from new meter location (side of house); pipe and cap additional lines to back Westside of house for future expansion; install and label new shut off levers off laundry room
- Two Valor direct vent gas remote control fireplaces; installed by Maxwell Fireplaces
- Natural gas Navien CR240 hot water on demand tankless heater installed April 2009
- Unconnected back up electric Rheem Canada Hot Water Tank installed Oct 2008
- New 200amp breaker panel, lines installed by BC Hydro, wiring throughout house including additional conduit run underneath concrete patio slab for future expansion
- Flextherm (coils) in floor electric heat in Kitchen and Master Bath
- Custom Audio/Video throughout house including Sonance built in speakers (living rm, office, kitchen, bathroom, master bedroom, bonus room, exterior back of house); pre-wire media room for speakers and projector tv; six zone Russound LCD keypad interfaces; five cable lines; installed by Homeworks Entertainment
- DSC Security System with control panel and two keypads; all windows/doors sensed and motion sensors
- 2" CBM Wood Blinds on all main floor windows; 2" Hunter Douglas Aluminum Blinds basement
- Custom stainless steel interior railings
- Screens on all windows and main french doors, basement bonus room door by Capilano Glass and Screens
- New Garage Door and Liftmaster opener installed 2012
- Limestone tile flooring in Kitchen and Bonus Room; Slate floors in Laundry
- Granite counters throughout including kitchen, three bathrooms, laundry, and bonus room
- Kitchen appliances: Subzero Fridge, Bosch DW, Viking Professional Dual oven, six-burner stove and griddle
- Basement storage/wine room excellent temp for wine storage or canning
- 400sqft+ Deck and 600sqft+ Bottom Patio built 2010; wood frame, torch on on plywood, rebar, and 3" thick concrete poured Deck with 12" joists and blocking

