

Summary of Property Upgrades

Structure & Building Envelope (2022)

- Approx. **90% of home reframed**, including new continuous, sealed exterior weather-resistant barrier
- **4.5" exterior vapour-open mineral wool insulation** added to main house walls and roof
- **2.5" exterior wood-fibre insulation** added to rear addition walls and roof
- All new **cavity insulation (mineral wool)** throughout
 - Approx. **7" in main house walls and roof**
 - Approx. **3.5" in rear addition walls**
- New **interior smart vapour retarder** and **secondary interior air barrier** with service cavity behind drywall and wall finishes

Windows & Doors (2022)

- All new **Vetta European tilt-and-turn triple-pane windows and doors**

Electrical & Lighting (2022)

- Upgraded **200-amp electrical service**, converted from overhead to underground
- All new interior electrical throughout home
- LED pot lights installed throughout
- **Lutron lighting control system**
- Rough-ins for recessed automated blinds

Mechanical, Heating & Ventilation (2022)

- Upgraded HVAC system

- **VanEE self-balancing ERV** mechanical ventilation system
- All new **Fittes architectural ventilation grilles**
- **Radiant in-floor heating** under all tile floors
- New gas fireplace
- New gas service for cooktop

Plumbing & Water (2022, 2025)

- All new plumbing throughout home, including **tankless water heater** (2022)
- New well pump and well head (2025)

Interior Finishes & Millwork (2022)

- All new drywall and tongue-and-groove wall finishes
- All new **5/8" drywall, trim, and interior doors**
- All new interior painting, including spray-applied finishes to doors, trim, and wall panelling
- Custom millwork throughout in **white oak, black walnut, and maple**
- **Cosentino Dekton (porcelain) countertops**
- **Wide-plank engineered maple hardwood flooring** throughout
- Custom **open-rise solid maple staircase** with steel stringers and architectural steel partition
- All new tile finishes with in-floor heat

Kitchen & Appliances (2022)

- **36" Wolf 6-burner gas cooktop**

- 30" Fisher & Paykel counter-depth refrigerator
- 24" Fisher & Paykel speed/steam wall oven
- 24" Fisher & Paykel wall oven
- 24" Fisher & Paykel built-in coffee maker

Shop / Workshop Upgrades (2019)

- New electrical service and dedicated electrical panel (2019)
- All new shop electrical, including **30-amp outlets** for woodworking equipment
- Gas service installed to shop
- **Radiant in-floor heating** throughout shop space (2019)
- New overhead garage door (2020)

Exterior Finishes (2022)

- New **standing-seam metal roof**
- **Maibec genuine pre-finished wood siding**

Landscaping & Exterior Amenities (2022, 2025)

- Thermally modified **ash decking**
- New concrete patio with integrated cobblestone walkway and inlay
- Front yard irrigation system
- Modern play structure (2025)
- 2' × 4' raised vegetable garden planters

Security (2019)

- Security camera system with **five (5) cameras** covering exterior areas