



WHAT MAKES 4597 WEST 14TH AVENUE BETTER BUILT THAN OTHER HOUSES?

Lillypad Properties cares about the environment. Not only will this house save you money in energy and heating costs, it's construction and design will ensure better comfort for years to come.

Here are the extra measures we have taken:

- Exterior wall insulation: "R20", resulting in lower heating bills. This became the new building code for permits issued in Vancouver after September 5, 2008. Most builders will have used "R14" insulation in the new houses on the market today.
- Attic Insulation: "R50", which is the new building code standard as of September 5, 2008. Most builders will have used "R28".
- Interior Walls: all interior walls have been insulated with "R14" to provide extra soundproofing. Most builders do not insulate interior walls.
- Exterior wall construction: 2"x 6" to allow for extra strength, insulation and soundproofing. Most builders will have used 2"x 4" framing.
- Windows: "Energy Star™" with Low E coating and filled with argon gas. Designed for maximum energy efficiency. Most builders are still using double-glazed windows. www.westeckwindows.com
- Heating System: A high-efficiency Viessmann boiler has been installed. It is rated as 95% efficient, whereas most builders use mid-efficiency boilers, rated at approx. 85% efficient. www.viessmann.ca
- Hot Water Tank: we installed a high efficiency Rinnai tank. Enjoy endless hot water and up to 40% energy savings. Rarely do you see builders go to this extent. www.rinnai.us
- Sump pump: There is no sump pump in the house. All interior and exterior drains are gravity fed. This means that if there is a power outage you will never have to worry about how to get rid of your sewer water or rain water. (especially if you are on vacation) Most new homes in this area have sump pumps.
- Toilets: Dual Flush 4 or 6 litre "Toto" toilets were installed. Previous code was 6 litres. www.totousa.com
- Gas fireplaces: Electronic ignition models were used; far more efficient than usual models with pilot lights always burning. This is a requirement in the new code.
- Carpet and Underlay: 100% all-natural wool carpets were laid over felt underlay. No petroleum based products means no harmful off-gassing emissions.
- Wall and Ceiling Paint: we used environmentally friendly 'Z-coat' paint with no harmful emissions (no VOC's). www.generalpaint.com
- Recycling bins: Built right into the cabinets for maximum convenience.
- Rain barrel installed in the back yard. Store and use rain water from the roof to water your entire back yard.
- Pre-wired for home theatre in both media room and main floor family room. Built in speakers in living room, family room, rear deck plus pre-wired in master bedroom. Front door intercom pre-wired.

Compare all these features to any other houses on the market today and we think you will see how much better this house is.

