

4501 Woodgreen, West Vancouver BC

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4501 Woodgreen House Details

Here is a summary of work that has been done in no particular order.

- Significant interior renovations performed throughout in 2009.
- All new windows, skylights and doors 2009
- Entire exterior of house stripped, fully rain screened, new cedar siding and trim, new natural stone stucco, new flashing. 2009
- Entirely new roof and overhangs all round. Double roof joists installed, new plywood, new flashing, triple layer torch on roofing on 70% of roof (for future installation of roof top deck) 2009
 - Roof setup for stereo speakers, power, hose bib, (4) x 4'x8' planters with automatic irrigation. 2009
 - Clear cedar soffits.2009
- 6 Zone irrigations system that automatically waters entire planted area of yard front and back along with all hedges and roof planters. 2008 – 2012
- Full rear and side yard drainage systems 2009
- Drain tile and sewer scope and clean out – 2009
- 2 new forced air Furnaces (East and West) - 2009
- Extensive Interior and Exterior (covered) Work Shops - 2009
- Extensive interior storage with built in shelving. 2009
- Fully integrated perimeter and motion sensor security system, monitored for fire and carbon monoxide. Can be controlled on either side or together. 2009
- Whole home NUVO Essentia Audio distribution system. 12 separate zones 6 separate sources. More than 30 high quality in ceiling speakers installed and separately controlled throughout the house and exterior. 2009
- House fully wired with Cat 5E (Data), Coaxial (Video) and Telephone. Also extensive Audio Visual High Def capable cabling. 2009
- Hardwood Flooring (west side) 2007

- 2 x Gas Fireplaces (1 west – 2009) (1 East)
- West Side Basement fully built out in 2009. Pre wired, plumbed and vented for future kitchen installation.
- West Side upstairs bathroom fully renovated in 2007
- West Side Downstairs bathroom built in 2009
- Exterior Lighting
 - 24 Dimmable soffit pot lights. Controlled by 5 switches.
 - Front west and East eternal (Holiday) lighting switched internally.
 - 7000 holiday lights in tree at front west.
 - 7 Sets of motion sensor security lights.
 - Dimmable entry and carport lights both sides.
 - Several exterior tree lights switched internally both sides.
- Front Shed (2012) steel roof, insulated, plywood lined, cedar siding, Power.
 - Electric Car Charger installed on driveway side of front shed. 2012
- 2 x front decks, (East and West) double layered fibreglass, 6 x 6 cedar posts with 2 x 8 cedar railings, custom tempered glass. 2009
 - 2 sets French Doors to front decks (1 each side) 2009
 - Stereo Soffit Speakers (West Deck) 2009
- Back deck, double layered fibreglass, with fibreglassed joists at ground level. 6 x 6 cedar posts with 2 x 8 cedar railings, custom tempered glass. 2009
 - 2 x gas bbq outlets at back deck (1 per side) 2009
 - AV connectors at back deck west side. 2009
 - 2 sets French Doors to back deck (1 each side) 2009
 - 2 sets of Stereo Soffit Speakers (4)(West & East separately controlled)
- Cedar Hot Tub deck with 6 person cedar hot tub.
 - 2 x exterior stereo speakers at hot tub (controlled by west side)
- Brick patio at pond and waterfall circuit
 - 2 x exterior stereo speakers at brick patio (controlled by west side)
- Full Adventure Playground. 2011 (Pirate Ship, Climbing Wall, Tree Fort, Slide, Swings, Sand Box, Galley)
- Back Yard, fully landscaped, terraced and planted. Natural stone steps.
 - 2 x exterior stereo speakers at back yard (controlled by west side)
 - Exterior night lighting controlled by switches on both sides.
 - Power and water at top of back yard.
- Back Studio (2011) - steel roof, insulated, plywood lined, cedar siding. Power and water.