

Detailed Home Features

279 East 18th Avenue

A painstaking, approximately two-and-a-half-year rebuild and restoration begun in 2022, combining extensively renewed structure and building systems with faithfully recreated character details, custom interiors, and thoughtfully designed outdoor spaces.

Rebuild, Structure & Building Envelope

- Original house lifted to allow construction of a new foundation and concrete slab, with new perimeter drainage and exterior waterproofing.
- Two-level extension accommodating the main-floor kitchen and basement TV room.
- Extensively rebuilt and reinforced structure, including doubled wood framing and added steel beams.
- New east-side dormer with a clerestory window, together with a new ridge beam and vaulted ceilings on the upper floor.
- Comprehensive hazardous-material abatement, including asbestos and lead paint.
- New exterior envelope with Hardie plank siding, fir trim, and rainscreen construction.
- New roof installed in 2023.
- Fully insulated exterior walls and spray-foam roof insulation.
- Upgraded 5/8-inch drywall throughout.

Windows & Exterior Doors

- Original wood windows removed and rebuilt by Sash Masters, with double-glazed lower sashes and restored architectural upper sashes.
- Westeck three-part sliding-door system, upper clerestory glazing, and basement vinyl windows.
- Westeck casement and awning windows with a high-performance, heat-reflective factory-coated exterior finish and integrated insect screens.

Electrical, Heating, Cooling & Plumbing

- New sewer and water connections.
- New electrical wiring and plumbing throughout.
- 200-amp main electrical service.
- Unico high-velocity air-handling system paired with a TOSOT heat pump for main-house heating and cooling.
- High-efficiency natural gas/hot-water backup heating for winter operation.
- Honeywell smart thermostat.
- Air handler accessible above the middle upstairs bedroom, with access to attic space.
- On-demand, tankless natural gas hot-water heating.
- Flo by Moen smart central leak-detection system with automatic water shutoff.
- Electrical submeter for monitoring suite consumption, located in the mechanical closet within the basement TV room.
- Duravit and Hansgrohe plumbing fixtures in the main house, including wall-hung toilets.
- Panasonic bathroom exhaust fans throughout.
- Electrical outlets beside all toilets throughout the home for future bidet seats.

Interior Finishes & Architectural Lighting

- Benjamin Moore low-VOC interior paint throughout.
- Over-height solid-core interior doors with Baldwin hardware in the main house.
- Faithfully recreated trim mouldings, solid fir baseboards, and a restored original newel post.
- Rift-cut white oak engineered flooring on the main and upper floors, with a herringbone installation on the main floor.
- Flexa architectural lighting throughout, including specialty recessed ceiling fixtures and custom directional art lights with remote drivers.
- Lutron RadioRA 3 lighting automation for the main floor and exterior architectural lighting.
- Custom ripple-fold drapery on the main and upper floors, including recessed sheer drapery panels on the main floor.

Networking, Security & Fire Safety

- House-wide network connectivity, supported by a Pure Image networking rack, power-management system, and wireless internet repeater.
- Dedicated network closet beneath the staircase to the upper floor.
- Four high-resolution HIK exterior security cameras through Pure Image.
- Google Nest camera doorbell.
- TELUS SmartHome security system.
- Hardwired smoke detectors throughout.
- Recessed fire-suppression system throughout.

Main Floor

Kitchen, Coffee/Bar Area & Concealed Laundry

- Custom kitchen millwork with recessed finger-pulls.
- Built-in pull-out pantry cupboard and integrated pull-out garbage and recycling storage.
- Caesarstone engineered-stone countertops and a 10-foot-long waterfall island.
- Natural Italian Statuarietto marble backsplash with illumination and an anti-stain protective film.
- Bocci recessed electrical outlets in the kitchen backsplash and USB charging outlets in the island.
- Integrated 36-inch Sub-Zero refrigerator.
- 36-inch inset Wolf gas cooktop, plus Wolf wall oven and speed oven.
- Faber slimline hood fan, vented to the exterior.
- ASKO dishwasher and Marvel bar fridge.
- Dedicated coffee/bar area with a sink and illuminated floating shelving.
- LG WashTower concealed within a dedicated laundry cabinet.

Dining

- Bocci 100 series chandelier.

Powder Room

- Floating vanity cabinet with a Hansgrohe wall-mounted faucet.
- Custom backlit mirror.

Upper Floor

Bedrooms

- Three bedrooms, each with custom closet millwork and integrated drawers.
- North-facing primary bedroom with a recessed TV wall box and network connections.

Bathroom

- Floating vanity cabinet with a Caesarstone engineered-stone countertop and Grohe wall-mounted faucet.
- Large-format porcelain wall and floor tile, heated tile floor, and towel warmer.
- Medicine cabinet with integrated lighting and built-in charging.
- 66-inch Kohler deep soaker tub, with a rain shower and handheld shower wand.
- Frameless glass shower partition.

Basement TV Room & Bathroom

TV Room

- Recessed 85-inch Samsung smart television with a Sonos Arc soundbar.
- 100% wool carpeting and roller blinds.

Bathroom

- Zero-threshold walk-in shower.
- Heated floors and large-format porcelain wall and floor tile.
- Floating vanity cabinet with a Caesarstone engineered-stone countertop.

Basement Suite

- 8-foot ceiling heights and 7-foot solid-core interior doors with frameless detailing.
- Vinyl plank flooring.
- Custom kitchen millwork with engineered-stone countertops.
- Mysa smart thermostats with electric baseboard and recessed wall-fan heating.
- Dedicated 100-amp electrical subpanel.
- Sound-control construction between the suite and main house, incorporating insulation, ceiling channel, and double-layer drywall at the ceiling.
- Internet connectivity ports at the TV wall.
- Kohler bathroom plumbing fixtures.
- Roller blinds, including blackout blinds in the bedroom.

Suite Appliance Package

- 24-inch Blomberg washer and dryer.
- Blomberg dishwasher.
- 24-inch LG smooth-top slide-in range and 24-inch LG refrigerator.
- 24-inch Haier over-the-range microwave and hood-fan combination.

Exterior & Outdoor Living

- Custom architectural concrete hardscaping, including stairs and retaining walls.
- Custom powder-coated metal handrails.
- Frameless glass exterior guardrails.
- Scottywood thermally treated ash decking.
- Natural gas quick-connect outlet for a rear barbecue.
- Exterior electrical outlets, including a front-porch soffit outlet for seasonal lighting or future heater provision.
- Provision beneath the rear porch for a future irrigation hub.

Garden & Landscaping

- Landscape lighting, including built-in Flexa concrete step lights, path lighting, and tree uplighting.
- Drought- and climate-adaptive Mediterranean planting scheme.
- Specimen Paperbark Maple, Olive, and Southern Magnolia trees.
- Cedar, Portuguese Laurel, and Yew privacy hedging.
- Sunny front garden with a private pebbled firepit area.
- Large-format, shot-blasted concrete pavers in the rear garden.
- Resin-bound, permeable gravel path along the east side yard.

Storage & Bike Room

- Adjustable shelving.
- Electrical outlets for charging.
- Hardie board interior wall cladding.
- Access beneath the entry stairs for additional wet-storage space.

Garage

- Foundation, framing, and roofing upgraded in 2026.
- New electrical panel.
- Pre-wiring/rough-in for a future electric-vehicle charger, with dryer-style receptacle provision.
- New garage door and motor installed in 2026.

Consultants

Surveyor	Underhill Geomatics
Geotech	Promatech Geotechnical
Architectural	Michael Lemon Architect
Structural	Chiu Hippman Engineering
Energy Advisor	Energy Smart Consulting
Arborist	Radix Tree Care

Contractors

General	Altura Construction
Plumbing	BD Plumbing
Framing	Noble West
Carpentry	Timco
Siding	Sashmasters
Electrical	Bert's Electric & Wiebe Electric
Low Voltage	Pure Image
Fire Suppression	Firebusters
Insulation	Four Seasons Insulation
Drywall	Hackland Drywall