

# Property Upgrades

## 3822-17 Street SW

### KITCHEN

- Professional Series Freezer with ice maker (FPUH19D7LF1)
- Fridge FPRH19D7LF1)
- Viking dishwasher
- Viking D3 gas range
- 11 pull out drawers
- Kohler sink
- Grohe faucet
- Under counter lighting
- Garburator
- Soft closing drawers
- AYA kitchens and bathrooms
- Walnut cabinets quartz countertops
- Zephyr hood fan
- Sculpted walnut floors
- 10' ceilings
- Wine fridge
- Gas fireplace
- 10mm glass wall
- Chrome handrails
- Recessed pot lights in living room dining room kitchen
- Hunter Douglas blinds
- Alarm system

### POWDER ROOM

- Kohler toilet
- Floating vanity
- Quartz countertop with Ronbow vessel sink and Grohe faucet

### MAIN BATHROOM

- Hytec square tub
- GROHE faucet with adjustable shower head
- Linen tile
- Walnut vanity with 4-drawers
- Quartz countertop with under mount KOHLER sink and GROHE faucet

### ENSUITE

- Free standing tub and faucet
- Rectangular Linen tile floors
- Speakers
- Walk in shower GROHE faucets with rain shower head and adjustable massage jets
- Frameless glass door
- Walnut vanity with 4-drawers
- Quartz countertops with dual KOHLER under mount sinks and GROHE faucets
- Skylight
- Pot lights
- Walk in Closet with 35 linear feet of hanging space

### MASTER BEDROOM

- Small patio off the masterbedroom
- Smooth finish ceilings with pot lights
- Huge windows
- Modern sliding barn door
- Pile carpet

### GENERAL

- 3 bedrooms upstairs
- Upstairs laundry Kenmore Elite laundry with STEAM
- Rinnai tankless hot water
- Rinnai hydronic air handler
- Hot tub (cost ~\$8k) – installed October 2013  
Jacuzzi J-315 (signature collection)  
13 hydrotherapy jets + waterfall  
LED lighting
- Theatre (cost ~19k)  
Digital Lifestyles (Scott MacGillivray)  
120" Crystal Screen (1,600)  
JVC 3D Home Cinema 4K Projector (4,680)  
Sunfire subwoofer (x2) (1,800)  
Niles ceiling speakers (x7) (2,500)