

Upgrade List

564 Blueridge Ave, North Vancouver

1. Complete landscaping renewal:
 - a. Driveway;
 - b. Rock walls;
 - c. Patios;
 - d. Lawn;
 - e. In-ground automatic irrigation system;
 - f. Cedar hedging.
2. Electrical System renewal:
 - a. 200A underground service;
 - b. Complete rewire of basement, front main floor area;
 - c. Rewire of laundry room and master bath;
 - d. All lighting replaced with LED bulbs and fixtures;
 - e. Outdoor sensor lighting.
3. Plumbing System:
 - a. Complete replacement;
 - b. All copper pipe removed;
 - c. Tankless hot water heater
4. Heating System:
 - a. Complete replacement;
 - b. 95% efficiency furnace;
 - c. Gas fireplace in living room
 - d. Air conditioned Master suite.
5. Roof:
 - a. New roof 2010;
 - b. Roof regraded to upgrade downspout system;
 - c. All downspouts have catch basins;
 - d. Full insulation package applied over deck roofing;
 - e. New skylights in kitchen and office;
 - f. New skylight system and glass on main floor and basement bedroom.
6. Whole house renovation:
 - a. Basement remodeled with new floor plan;
 - b. Main floor re-structured ceiling to allow for increased span;
 - c. New doors and windows throughout;
 - d. New stairs with glass railings;
 - e. Updated basement bathroom with new shower, tub and in floor heating;
 - f. New powder room/laundry room on main floor with in floor heat;
 - g. Fully remodeled master bath, new tub, shower, vanities, in floor heat;
 - h. New gourmet kitchen with solid wood cabinets and Caesarstone counter tops;
 - i. Stainless appliances, Wolf gas range;
 - j. New front and bedroom deck with glass railing;
 - k. New insulation in exterior walls;
 - l. Complete garage re-construction including new aluminum door.

House Features

- Exceptional views from all rooms of city, ocean and mountains
- In Handsworth/Canyon Heights catchment area
- Full length front deck with glass railings
- Houston landscape yard with extensive rock work, patios and planting
- On a quiet cul-de-sac
- French doors from living room and den to deck and patio