

1216 Duchess Avenue

General Construction Upgrades

- Nichiha Cement Board Cladding – high quality product with low maintenance
- Cascadia High Performance Triple-glazed Fiberglass Windows – reduce outside noise, increase comfort (250% improved thermal performance compared to Aluminum windows), European multi-point locking hardware, Low-E coating to reduce heat gain
- Exterior insulated walls, foundation and roof for better comfort, controlled condensation and reduction of heating and cooling demand
- Air conditioning
- Navien Combi tankless water heater for hot water and heat - Conserves energy
- Recirculating hot water system – Programable instant hot water to showers and sinks
- Radiant floor heating throughout
- HRV System - controls air changes per hour, integrated with bathrooms for custom control of humidity and odours
- Built-in vacuum with integrated ‘dust pans’ to dispose of dirt after a quick sweep
- Built-in DCS stainless steel BBQ with infrared Rotisserie and smoker
- Built-in sound system – Separate zones for Patio, Kitchen, Office, Living room, Master bathroom/bedroom and In-law suite, controlled by mobile phone app
- Exterior Video camera surveillance can be displayed on upstairs tv
- ‘Door bird’ at front door for deliveries
- Generator – provides backup power to sumps, fridges and selected lighting and outlets
- Prepped for solar panels
- Artificial turf for low maintenance and water conservation
- Stone window wells – higher quality and more durable than spec timber, lower maintenance
- Two car garage with Hafele storage system
- Storage Shed

Upper Deck Features

- View - Lions gate to UBC
- Accordion Folding door system – operable glass wall provides a 20’ wide opening
- StruXure (Aluminum) Pergola louver system – louvers automatically close when it rains and allow sun in when open
- LED Mood lighting
- Hidden gutters and rain water leaders

- 2'x2' Tiles on pedestals for hidden drainage and easy maintenance
- Outside speakers
- Gas hookup for heaters and firepit
- Automatic translucent blinds – allows view but keeps heat in and wind out

Kitchen/Great room

- Built-in Miele coffee machine
- Miele steam oven
- Miele convection oven
- 2 wide Fisher Paykel fridges
- Monogram gas cooktop – 5 burners with high heat and low simmer options + griddle
- 600 CFM Exhaust fan
- Pot filler over stove – easy filling of large pots with double shut off
- 2 Fisher Paykel washers at waist height for easy loading
- Natural Gas Fireplace
- Automatic shades to reduce solar heat gain
- Office area with hidden desk compartment for easy clean up
- Reverse blinds to allow privacy and bottom but let light in at the top
- Engineered hardwood floors

Master Bedroom/Bathroom/Walk-in Closet

- Heated towel rack
- Spa shower – multi-jets, rain shower, hand shower
- Soaker tub
- Heated floors
- Private outside exercise space
- Decorative Aluminum barrier to provide security at lower deck

Media Room

- 120" screen with projector
- Built-in surround sound
- Bar sink, drink fridge, wine cooler
- Wine storage (105 bottles)

Lower-level In-law suite

- Murphy bed
- Plumbed for washer dryer
- Separate entrance
- Lots of light