

🌀 3771 CARSON STREET, BURNABY – FEATURE LIST 🌀

Exterior

- Premium underground sprinkler system and controls
- Monitored Security system including front door camera that has an Ipad app for remote viewing (hardwired for future camera installation throughout. Foundation – Extra rebar and high quality cement used. Asphalt coating and super seal dimple membrane installed around entire perimeter.
- Drainage – gravity feed system with an additional 5'x3' of drain rock set around entire perimeter for maximum water removal.
- Exterior walls and cladding – Traditional heavy slop dash stucco with elastomeric paint that adds an additional R7 value to the home.
- Windows – Vinyltek Lifetime windows. Premium product and warranty.
- Roof – GAF Grand Sequoia Designer Roof. Golden Pledge Lifetime Warranty – 50 Years 100% coverage on all components including labour, plus 25 Year workmanship guarantee.
- Basalt steps, Flagstone walk and Pennsylvania blue stone on front entry stairs.
- Plumbing in place for natural gas in the back loggia area – built in barbeque future or barbeque hook up now. Natural gas plumbing in N.E. corner for future hot tub hook up.

Interior

- Heating and Cooling – Carrier ICS high efficiency forced air furnace with heat pump and air conditioning throughout. Radiant heating in basement. Commercial grade ducting and installation components.
- Hot Water – Navien on demand water heater. High efficiency natural gas.
- Insulation – Roxul mineral based insulation (fire retardant and excellent sound proofing) used throughout. All interior and exterior walls and ceilings insulated and strapped for maximum energy efficiency and sound proofing. High density drywall used on ceilings and for the suite walls and ceiling. R50 cellulose in the attic.
- Plumbing – premium fixtures and components throughout. IPEX piping system.
- Door hardware – Emtek
- Floors – hardwood, acacia (walnut finish upstairs, natural in the suite). Premium tiles throughout.
- 2x6 construction
- Sound system and speakers throughout the home with volume controls in each room
- Smart Home – wired for sound, security, sensors, heating and control. Additional conduit and wiring throughout for scalable upgrades on everything you can think of. Touch pad controls on the main floor and in the basement suite plus remote control abilities from Ipad.
- Plumbing and wiring in place for hide a hose vacuum install in future.

Features in the home:

Plumbing:

- Plumbing fixtures: Kitchen: all Perrin & Rowe, Baths: Brizo, Kohler, Riobel
- Sinks and Toilets: all Kohler
- Japanese Soaker tub in Master Ensuite: MTI Whirlpools “Yasumi” model
- Claw Tub - Real cast iron - in Guest Ensuite

Kitchen:

- Custom cabinets
- Large 9ft by 4ft Calacatta Marble island
- Thermador appliances: inc 36” Professional Series Pro Grande 6 burner gas range, 30” Professional Series Triple Oven (electric oven, convection microwave, and warming drawer)
 - A built-in coffee machine, “Sapphire” model dishwasher, , 36” built-in bottom freezer fridge
- 2 Marvel fridge drawers at the bar
 - Hammered chrome round bar sink

Other:

- Mudroom with individual lockers/shoe drawers for entire family
- Laundry room with large-capacity, top of line Samsung washer/dryer and a 36” drying closet
- Modern, linear gas fireplace with floor to ceiling surround: Vancouver Gas Fireplace and Foxcraft Stoneworks

Inlaw Suite:

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| • Custom Cabinets with custom storage features | • Samsung appliances – stove, fridge |
| • Engineered hardwood throughout – with radiant heat (in floor) - in natural acacia | • Extra-large capacity stacked washer and dryer - Samsung |
| • Real Granite Island – Delicatus White | • Rough in for steam shower in master bath |
| • Dacor Microwave drawer | • 2 bathrooms – master and powder room |
| | • Walk-in closet in bdrm |

*** Acacia Hardwood Flooring**

The species Acacia has strikingly dynamic grain and knots. Some say these attributes contribute to a home full of positive energy, exuberant flow and optimistic attitude. As one of the hardest woods in the world, Acacia's dynamic looks adds exciting spirit to a home with long-lasting durability as well as an elegant look.