

# **ADDITIONAL FEATURES: 834 Cottonwood Avenue**

## **Kitchen**

- ◆ Full view of gardens through wall of windows
- ◆ Custom vertical grain BC fir, face frame cabinets with solid fir drawer sides
- ◆ Under counter lighting
- ◆ Granite counters
- ◆ Garburator
- ◆ Gas stove
- ◆ Fridge plumbed with water
- ◆ Island with matching countertops and cabinets
- ◆ Big walk-in pantry

## **Garage**

- ◆ 3 car extra-long, extra height garage
- ◆ 3<sup>rd</sup> bay currently used as a workshop and bike parking. Can be opened up for 3<sup>rd</sup> parking spot by means of engineered header
- ◆ Electric Car charging 40 amp 240v receptacle
- ◆ Complete garage area open, with no interior supports
- ◆ Garage door is insulated metal
- ◆ Rebar in slab
- ◆ Rough-in and wiring for central vacuum
- ◆ Ceiling storage for 2 kayaks and 1 dinghy

## **General**

- ◆ 2 x 6 construction
- ◆ Efficient to heat: hi-efficiency furnace, extra insulation, mainly 'low e' argon filled windows
- ◆ Custom design. Floor plan that wasting little space on hallways
- ◆ Extra deep Engineered joists and beams including vaulted ceiling
- ◆ Plywood sheathing with no osb
- ◆ Custom designed lighting and controls
- ◆ 200 amp, 84cct panel, Extra electrical circuits, switches and receptacles
- ◆ Rebar in driveway, patio and full height basement walls
- ◆ Upgraded moldings, baseboards and crown moldings – solid wood on main floor and upstairs.
- ◆ Monitored security system
- ◆ Intercom
- ◆ Floating maple banister and maple stairs
- ◆ Vaulted living room ceilings
- ◆ Interior walls insulated for sound – powder room, laundry, pantry, bedrooms

## **General continued...**

- ◆ Transom doors on main level
- ◆ Wired for stereo, TV, Data, telephone in bedrooms, den, living room, family room, media room, plus stereo wiring on patio and in garage
- ◆ Stereo in ceiling speakers in master bath and nursery
- ◆ Wood window casings
- ◆ New blinds throughout, mostly top down-bottom up
- ◆ Recently repainted inside and out
- ◆ Etched glass accents in foyer
- ◆ Ice & Water Shield used on roof

## **Main and Master Bath**

- ◆ Custom shaker style face frame cabinets
- ◆ Waterproof membrane behind shower and tub tiling
- ◆ 3 light circuits in master bath
- ◆ Natural stone tile floors and showers
- ◆ Frameless shower
- ◆ New 3 cm granite countertops
- ◆ Kickspace heater in master bath
- ◆ Stereo in ceiling speakers in master bath

## **Master**

- ◆ Enjoy sunsets from large master suite
- ◆ 10x9 bayed sitting area with 270 degree views through 5 windows and stereo volume control
- ◆ Lighting/switches allow multiple furniture placement options (bed can be placed anywhere)
- ◆ Super organized walk-in closet

## **Outside**

- ◆ South facing back yard
- ◆ Mature landscaping, shrubs and trees
- ◆ Charming covered front porch with Trex decking
- ◆ Underground sprinklers
- ◆ Gated RV parking pad with dedicated 30 amp and 15 amp power, also water. 29 Ft long, can be expanded to 55 Ft. (situated behind the front of the house)
- ◆ Partially covered patio wired for sound, natural gas connector
- ◆ Elevated corner patio to catch those last rays
- ◆ Extra green parking area

## **Flooring – main and upper floors**

- ♦ Canadian Birch hardwood flooring throughout
- ♦ Slate featured in foyer
- ♦ Natural stone in bathrooms and laundry room
- ♦ Tile in pantry
- ♦ Plywood silent subfloor: glued, screwed and edge glued

## **Suite**

- ♦ High end, large, one bedroom legal suite
- ♦ Light, bright daylight suite
- ♦ Newly finished - never occupied
- ♦ In-floor heat in kitchen and bath – Schluter Ditra -TB (Thermal Break) for much quicker warm up
- ♦ Secondary built in electric heaters in Kitchen and Bath
- ♦ Natural gas fireplace with thermostat and automatic fan
- ♦ 3cm Quartz Kitchen counters
- ♦ Solid Wood Shaker style doors
- ♦ Eating peninsula
- ♦ LED lighting
- ♦ White Shaker style cabinets – plywood construction
- ♦ Bedroom: Carpet on Dry Barrier Subfloor
- ♦ Great room flooring: Laminate on top of Delta FL membrane underlayment and Stealth subfloor
- ♦ Sound insulated ceiling & double wall between bedroom and media room
- ♦ Laundry ready for washer and dryer
- ♦ All the comforts of home!

## **Owner's Area Downstairs**

- ♦ Media room wired for 7 channel sound, Projector TV, sound, TV, data, and telephone feeds from upstairs
- ♦ Media room: Carpet on Dry Barrier Subfloor
- ♦ Solid wood Shaker style doors
- ♦ Premium LED panel lighting
- ♦ Tiled under-stair storage
- ♦ Hallway flooring: Laminate on top of Delta FL membrane underlayment and Stealth subfloor
- ♦ Bathroom flooring: In-floor heat - tile on Schluter Ditra TB subfloor
- ♦ Bathroom – tankless wall hung toilet

## **Location**

- ♦ Elementary school within 5 minute walk
- ♦ Skytrain within 15 minute walk
- ♦ Community center to be built within 15 minute walk
- ♦ New Burquitlam community plan maintains single family density in the area
- ♦ New Coquitlam park to be developed
- ♦ A couple of minutes to neighbourhood bus stop
- ♦ Easy commute by transit or car from this central location almost at Burnaby border.

***This is the 'one in million' combination of home, garden and neighbourhood!***

**NOTE:** This information is compiled from sources believed to be reliable. However, if the buyer is relying on any information contained herein, he/she should verify all information personally as listing agent assumes no responsibility for its accuracy.