

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
- ◆ 3rd bay currently used as a workshop and bike parking. Can be opened up for 3rd 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.