

HOME IMPROVEMENTS: 2650 SCHOONER WAY

Master Bedroom and En suite

Heat pump

New easy height toilet

Extractor fan

New skylights: e-glass installed by Bob Funk

Upgraded wiring and plumbing

Redecorated

New custom wooden Venetian blinds

New light fixtures (Waterglass Studios custom fixtures) and new LED track lighting

Mezzanine

New skylights: e-glass installed by Bob Funk

New handrail and glass custom built and fitted by Bob and Tyson Funk

New LED track lights

New custom thermal blinds

Redecorated

Staircase to Master Bedroom and En suite

New handrails and glass custom built by Bob and Tyson Funk

Italian fitted wool carpeting on stairs

Custom made Waterglass light fixture

Sitting Room

Vermont Castings propane fireplace (heats main and master bedroom/en suite during power outages): remote control, instant on

New custom wooden Venetian blinds

Custom made Waterglass light fixtures

New wood fine finishing by Dale Grimmer

Custom made cabinetry

Redecorated

Dining Room

Vintage Woodworks custom made fir door with floating glass with Baldwin black oil bronze hardware

New vinyl window installed by Bob Funk

Custom made Waterglass light fixtures

Fine finish moulding by Dale Grimmer

Custom made china cabinet

Custom made cabinetry and display shelf

Redecorated

Kitchen

Completely renovated

New e-glass skylights installed by Bob Funk

Completely new custom-made cabinetry, drawers and shelving

Commercial-grade stainless steel countertops custom made by Callum Macdonald

Commercial-grade Franke steel sinks welded into countertop by Callum Macdonald

Moen designer tap

Jennair extended size glass cook top with downdraft external vent fan

Bosch double wall ovens with one convection oven

Kitchen Aid double cabinet fridge, extra wide with bottom drawer cabinet freezer

New LED track-lighting

Custom made Waterglass light fixtures

Rewired and replumbed

Custom made towel rails and hooks by Callum Macdonald

Front Hall

Custom designed and built hall closet and display shelving

Custom made Waterglass light fixture

New e-glass skylights installed by Bob Funk

Redecorated

Main Floor Bathroom

New easy height toilet

New lighting installed by Mike Jamieson

Redecorated

Den

Custom made Waterglass light fixture

Custom made wooden blinds

Redecorated

Staircase to Lower Floor

Italian fitted wool carpeting on stairs

Custom made Waterglass light fixtures

Hand rail and glass panel custom made and installed by Bob and Tyson Funk

Pocket door repaired and now functional

Lower Floor Bedroom

Custom made closet door installed by Dale Grimmer

Custom made fir storage door – finishing by Dale Grimmer

Custom made Waterglass light fixtures

Custom Hunter-Douglas wooden blinds

Custom made Waterglass light fixtures

Antique stained-glass window installed by Bob Funk with fine finishing by Dale Grimmer

Wainscoting installed by Dale Grimmer

Custom made linen blind on door to suite

Redecorated

Suite

Custom made Waterglass light fixtures

Custom wooden Venetian blinds

New easy height toilet

New Victoria Specialty Hardware brass towel rails
Redecorated

Laundry Room

New long-life oversize water tank
New brass array plumbing system
New track-lighting
Redecorated

Workshop

New custom made exterior door by Vintage Woodworks with Baldwin hardware
Rewiring

Landscaping

Installation of three large cedar raised vegetable beds
Total removal of invasive bamboo – replaced with English perennial garden and new plantings
Construction of stone edging
Reseeded lawn after replacement of septic field
Planting of feature Chilean buddleia and fig tree

General Lot Improvements

Construction of stone retaining wall
Planting of deciduous trees\
Remediation of drainage by Rick McKean
Replacement and upgrading of water line by Rick McKean, Gulf Excavating and Plumbing on
Tap
New gravel on driveway
New regulation fire pit

Additional Notes

We have addressed all of the main issues identified in the house inspector's report provided to us when we purchased the house in 2018. Electrical wiring was checked and, when necessary, replaced by Mike Jamieson. When replacing the skylights, Bob Funk also installed new hardy plank siding on the side of the peak of the roof. The septic field was also replaced by Chris Carrier of Eco Source Septic as a condition of sale in 2018.