

1461 Derby Road – Upgrades (over the last 16 years)

Main & Top Floor(s)

- Upgraded to 200-amp service
- Blown-in wall insulation
- R45 attic insulation – blown in by Alpine
- New windows throughout – replaced with an era specific style to keep the appearance of the exterior of the home
- Newly renovated designer Kitchen
- Fisher & Paykel dual fuel 36" Gas Range
- Fisher & Paykel built in (panelled) Fridge
- Custom Quartz countertops
- New laundry room with custom quartz counter and newer washer & dryer
- Approx. 600 sq/ft of cedar deck with a covered (ventilated) upper enclosure (this allows for enough ventilation for gas fire feature)
- Radiant heater for enclosed deck
- New custom rock work fireplace surround with custom live edge mantel
- Gas fireplace
- Custom wood blinds (in most rooms on the main floor)
- New Main floor bathroom with heated floor, custom shower & glass enclosure, plumbing, toilet, cabinet & mirror
- Heated tile floor at front door entry
- Updated wood stairs & custom banister
- Completely renovated upper floor with primary suite, office/den & 3-piece bathroom
- Custom built-in cabinetry with extra deep bookshelves and storage in office/den
- Custom built-in cabinetry and closets with extra deep storage in primary suite
- New 3-piece ensuite bathroom with heated floor, soaker tub with tub filler, cabinet & mirror
- New high-end wool carpeting on upper floor including a runner on the wood stairs

Lower Floor

- Very well insulated
- Wine Cellar/Cold Storage (perfect for canning)
- 3-piece bathroom with heated floor
- Approx. 500 sq/ft of heated slate tile flooring
- Approx. 500 sq/ft of dry core subfloor and carpet
- Gas fireplace
- Updated kitchen (2019) – new appliances installed at the time (no dishwasher)
- Newer windows – very bright space with abundant natural light
- Two entrances & easy access to main floor for multi-generational living
- Covered back storage area
- In suite laundry (newer W/D)

Exterior

- Outdoor lighting installed
- Sprinkler system installed for front garden
- Sprinkler system installed for Orchard & Fruit Trees
- Orchard includes apples, pears, plums, figs, blackberries, raspberries & blueberries
- Two vegetable planters installed
- Gas fitting installed for exterior BBQ
- Updated small garage/workshop – drywalled with separate electrical panel and lighting

*All information above is for information purposes only and not to be relied upon. All information should be verified if deemed important.