

512 Bickford Way Highlights & Upgrades

The Property:

- 0.247 acre as per BC Assessment
- Home faces North-West
- Home measures 2959 sq ft as per Floor Plan
- R-3 Zoning
- Double garage, RV parking
- 2 storage bins
- Remote controlled awning over back deck
- 7 outside colour and infrared cameras, can be reconnected to the current harddrive unit.
- 8 twin LED infrared security lights cover property perimeter controlled by light switches in lounge
- Driveway LED lighting and 2 tiffany arbor lights (can be controlled via home automation)
- 2 custom built arbors, one with seating December 2018
- Front yard was relandscaped in the Spring 2020 which features grass, paved pathway, soil, plants, and trees, and leads down the side of the house to the upper and lower deck stairs. All plants are covered by drip feed irrigation, all lawns have pop-up sprinklers operated via Rachio smart phone- controlled irrigation system (control panel located in crawl space)
- Fully fenced
- 8x10 Costco shed with additional shelving mounted on a base
- 2 drought resistant raised Hugel Garden Beds
- Paved patio to the side of home and new garden retaining walls (summer 2021)
- Complete landscaped back garden including brick border around flower bed, planter and paving outside shed.

The Home:

- **Kitchen:**
 - Stainless-steel kitchen appliances: Samsung door in door fridge, Samsung over the range microwave/extractor, new Kitchenaid Induction range May 2021, Bosch (German made) dishwasher with third rack, custom pullout under the sink in kitchen, and new faucet. All new appliances since purchase, there were no appliances in the house
 - Pull out pantry drawers
- **Living room**
 - fireplace has a new fan for heat distribution
- **Master bedroom:** Modern design LED light fixture, millwork, fresh paint and features a walk-in closet that has had additional hanging and shelving added

- **Ensuite bathroom:** Remodeled Feb 2023: tiling, thermostatic shower fixture with separate hand wand, new cabinetry, paint, new mirrors, tub surround, in addition to stainless-steel electric towel warmer with wall timer and custom Venetian blinds, lamp lights changed to LED, and pull out cupboard organizers in cabinets.
- **Main bathroom:** heated stainless-steel towel warmer with wall mounted timer, pull out cupboard organizer under sink, LED lamps, and Venetian blinds
- **Laundry room:** LED light fixture, cabinets from floor to ceiling, cabinets above the washer and dryer to the ceiling, bamboo countertops, built in double pullout laundry hamper.
- **Hall, lounge, dining and kitchen:**
 - Lights all changed to LED spots and lamps
 - Plantation shutters on kitchen and dining windows
 - Custom Venetian blinds on door, side windows, and transom.
 - In wall & ceiling surround sound speakers for living room TV, wired to media area under the stairs
- **Home Security System (located in the media area under the stairs):**
 - Vivint Security System (now owned by Telus)
 - 3 x Keypad Door Locks
 - Touch Control Panel (Main Floor)
 - 3 x Camera
 - Door/Window/Motion Sensors throughout house
 - Can be upgraded to 24hr monitoring
 - All cameras record
 - Operate & monitor via App
- **Outside deck:**
 - Yamaha weatherproof outdoor speakers wired to central media.
 - Staircase and handrails added
- **Downstairs:**
 - Custom made media rack - central location for AV and Router equipment
 - Under stair shelving for additional storage and LED light fixture.
- **Crawl Space:**
 - Extensive built-in wooden shelving
 - Entire area covered by smoke detector interlinked to house, and LED lighting
 - Whole house water filter and softener system (2020)
 - Built-in Electronic Keypad Safe

- **SUITE:**

- In-wall and ceiling 5.1 surround-sound system wired to central media in lower level.
- 2 LED light fixtures
- Plantation shutters to kitchen and dining area, and lighting in family and kitchen areas can be controlled by home automation.
- Ductless Heat Pump/AC (2020)
- Kitchen: fully fitted cabinets with soft closing drawers, bamboo countertop, stainless-steel sink and swan neck tap, garburator, Whirlpool electric ceramic cooktop, Whirlpool convection microwave oven with steam and extractor vented to outside, fridge housed inside larger cabinet, LED under cabinet lighting, spotlight over the sink, ceramic, glass and metal tiling to splash back, and porcelain tiles on the floor

- **SUITE Bathroom:**

- Heated stainless-steel towel warmer with wall mounted controller
- Heated Floor
- LED lamps
- Medicine cabinet

- **Lower patio:**

- Remote controlled roof fan with LED lights
- Outdoor blinds fitted to exterior perimeter
- Ethernet cable connects to the Media Area (ideal for outdoor WiFi or TV connection).
- Yamaha weatherproof outdoor speakers connected to central media

- **Garage:**

- Black Husky steel cabinets, 8 double wall cabinets, 5 tall floor standing cabinets, 3 double countertop height floor cabinets, 3x9 drawer tool cabinets, and countertops that are 1½-inch thick.
- Marine plywood worktop with marine varnish finish for durability and galvanized steel slip on protector.
- Stainless-steel sink with swan neck tap with hot and cold running water
- 17 LED moveable spotlights
- Roof mounted retractable hose pipe with hot and cold-water supply
- 2 roof mounted retractable extension cords
- Electrolux high efficiency central vac system with extra outlet in garage at low Level
- Wall mounted 220v electric heater
- 2 LED double strip lights on ceiling controlled via home automation light switch.

- Garage cyclonic dust collector via plug in hose connector in garage; unit is mounted in the crawl space controlled by switch in garage.
- Maintenance free air compressor with regulated dry hose, oiled hose and full pressure hose mounted in crawl space and controlled by switch in garage, and electric dump valve on compressor controlled from garage switch.
- The heat detector is linked to the central smoke detector.
- Front door is covered by Vivint home automation doorbell with video and movement control; all windows and doors have motion sensors
- New hot water tank (2020)

Negotiable items

- Broil King Sovereign XL Barbecue \$400
- Patio table and chairs at the side of the house \$200
- Kenmore stand-up freezer in garage \$400

Not Included

- WiFi Wireless Access Points throughout the house, garage and back garden
- TV Mounts
- Round Shelving Unit in Primary Bathroom
- Bidet Attachments
- AV Receiver
- 2 x Routers
- Ethernet Switches
- Battery Backups
- Moen Water Shut off System (crawl space)
- Garden Ornaments
- Exterior Hose Reels x 2
- Kangan Water Filter Machine (kitchen)