**355 SOUTHBOROUGH DRIVE - YARD AND HOME UPDATES**

YARD UPDATES: 2012 SPENT $500,000 TO COMPLETELY REBUILD (WITH PERMITS) THE 17,115 SF PROPERTY:

* Concrete fire bowl c/w plumbed-in gas line
* Walk-out dining area with Capilano Golf Course view of 15th hole
* Gas BBQ connection
* Low maintenance perennial landscaping
* 3 zone in-ground Rainbird sprinkler system
* Southern exposure yard with pool and manicured lawn
* Built-in Basketball hoop on flat driveway area
* Car turnaround area at top of driveway
* Carport with built-in storage lockers and bear-proof garbage container
* New heated concrete driveway using *Nu-heat* coil system
* Replaced perimeter drains around the entire home
* Walk-out coloured concrete patio decks built on an engineered suspended slab
* Frameless glass railing on outdoor dining deck
* Two curved concrete stairways lead to pool deck with new (in 2020) recessed LED stair lighting
* Kidney shaped heated chlorine pool (equipment can be switched to run on a salt-water system)
* Underground pool equipment room
* *Hayward* pool heater with new natural gas pool heater in 2020 ($5000)
* Fully engineered concrete retaining wall (18’ to the slab tall with 5’ thick underground buttresses)
* New metal railings at pool area with safety gate lock
* New *Eldorado Stone* face on chimney and walls of the deck
* Underground electrical service to the home and to the pool pumphouse
* New Frost-proof hose bibs (x3)

HOME FEATURES:

* One story sprawling rancher with bright basement and crawl space
* 2606 SF Main plus 400 SF finished Basement Built in 1965
* Golf Course and Grouse Mountain views from southern exposure back yard
* Complete privacy with mature hedges, trees, and landscaping
* Exterior of home siding repairs and freshly painted in 2017 $12000
* *Navien* tankless water heat system installed in 2015 provides heat-on-demand hot water to all the plumbing in the house $15,000
* Hot-water radiant baseboard heating with programmable thermostats
* Upgraded 200-amp electrical panel and new wiring to outdoor underground hydro connection $13,000
* New light fixtures throughout the home $7500
* New windows on the North side of the home $4000
* New gutters and downspouts in 2017 $3000
* **4 bedrooms**
	+ Principal (Master) bedroom with 3-piece ensuite, two closets PLUS a recently built 10 x 12 dressing room with make-up station $2500, MBR drapery treatments $2000
	+ New Ensuite sink, faucet, cabinet doors, mirror and lighting $2500
	+ Three additional bedrooms – one with 3-piece ensuite in a separate wing of the home
	+ New hardwood floors throughout bedroom wing $7500
* **4 bathrooms** (2 x 3-pce, 1 x 4-pce with tub/shower, 1 powder room)
* **Kitchen** with huge island and many updates including:
	+ New (2020) *Fisher & Paykel* counter-depth bottom freezer refrigerator with icemaker and cold-water dispenser $3800
	+ Stainless-Steel Induction Range $2000
	+ New Stainless-Steel hood fan $250
	+ New in-sink disposer (2020) $150
	+ Built-in coffee prep counter $400
	+ Custom Built-in millwork for TV and electronics $3000
	+ Spacious and bright dining area
	+ Two large skylights
* **Living room**
	+ Original cedar sloped ceiling with clerestory windows
	+ Wood burning fireplace with custom steel screen $1200
	+ Custom Drapery $3000
	+ High-end Carpeting from *Burritt Bros.* $4000
	+ All principal rooms feature large picture windows and doors that face the view, pool and decks
* **Formal dining room**
	+ dimmable lighting
	+ sliding door to outdoor deck
* **Den / Man cave / TV room** on main floor
	+ With original built-in book shelving
	+ dry bar with glass shelves
	+ sloped wood ceiling
	+ wood burning fireplace
* **Laundry Room**
	+ 2018 new washer and dryer $2500
	+ 2020 new laundry sink and faucet $400
	+ New hardwood flooring and fresh paint in laundry room $1,500
* **Fully renovated (in 2016) Basement Great Room** $55,000
	+ Space for a pool table and a built-in alcove to store pool cues
	+ dry bar with *ModularArts* wavy wall backsplash and solid surface counter-top
	+ Built-in cabinetry alcove for a full height wine fridge (wine fridge NIC)
	+ TV room with wall hung cabinetry and *KEF* surround sound system
	+ LED pot lights on dimmers with *CREE* light bulbs
	+ Feature wood wall with colour changing LED lighting modes
	+ Commercial grade carpeting on top of a *Dricore* subfloor
	+ Acoustic insulation in basement ceilings
* **Indoor workshop** in basement with
	+ cherry work bench and solid wood drawers
	+ maple panelled walls
	+ electrical outlets at counter height above workbench
	+ real wood flooring
* **Storage Room** (6’ x 12’)
* **Crawl Space –** open and easily accessible for additional storage

**Excluded Items:**

**The following items are not be included in the sale of the Home**

Cavavin Wine Cooler in the basement

Freestanding metal storage shelving

Rolling clothing rack in the dressing room

Wall hung TV’s (TV brackets will remain)

Pool table and accessories

Dart Board