

## 625 BALLANTREE ROAD

A comfortable five-bedroom family home in fresh air, close to nature, in very quiet private surroundings, having an expansive mountain view with brilliant sun rises.

### The History

1974 – 1986 – getting established

Interior – finishing drywall of upper floor  
completed powder room and ensuite bathroom  
began woodworking, changing interior doors, smoothing out ceilings

Exterior – extensive tree removal, stone retaining walls, stone staircases, creek walls constructed, extensive landscaping and plantings, installed underground water system

1986 – Basement Finished – created a guest room, washroom with shower, laundry room and work room

1989 – North Side Addition – created a family room, mud room, double heated garage, billiard room and storage room

new brick facing on existing house matching the addition,  
new torch-on roof on east portion of low-sloped roof,

added more power – 200 amps total,  
installed second furnace,

installed glass railings on balconies,  
constructed gardening shed on concrete slab

2001 – Master Bedroom – French doors to balcony installed,  
powered exterior screen, new woodworking, lighting, and closet doors

2003 – Main Bathroom – new tub/shower, all tiles, wainscoting, sink, taps,  
faucets, granite countertop, lighting

2004 – Living Room – French doors installed to balcony with powered exterior  
screen,  $\frac{3}{4}$ " solid oak floor at raised part of living room, woodwork enhanced

Decks – resurfaced

Dining Room – windows replaced,  $\frac{3}{4}$ " solid oak floor, wainscoting,  
4 interior passage doors with leaded glass inserts, woodwork enhanced

- 2005 – Family Room - ¾” solid oak floor installed
- 2007 – Upstairs Hallway – ¾” solid oak floor installed
- 2008 – Replaced Cedar Shake Roof – Penfolds Roofing replaced cedar portion of roof with 18” X 5/8” premium taper sawn treated red cedar shakes,  
100% edge grain – 30-year warranty
- 2009 – Driveway, Paths and Street Parking – asphalt replaced with extensive 4” stamped concrete (broom finishes),  
driveway and paths heated (high efficiency boiler)
- 2012 – Kitchen – Columbia maple plywood cabinets with birch plywood interiors, new granite countertops, porcelain floor tiles, stainless steel sinks, refrigerator (Kitchenaid French doors), two ovens (GE ‘Monogram’), and dishwasher (Miele),  
  
LED ceiling and under-cabinet lighting, roller shades,  
  
one maple Columbia cabinet in mud room with granite countertop,  
one maple Columbia cabinet in billiard room with granite countertop
- 2013 – Powder Room – new sink and faucet with granite countertop  
  
Den – ¾” solid oak floor installed, wainscoting, woodwork enhanced  
  
Staircase to basement – ¾” solid oak treads and runner carpet
- 2014 – Staircase to upper floor – ¾” solid oak treads and runner carpet
- 2015 – Billiard Room – staircase leading to billiard room ¾” solid oak treads and runner carpet, woodworking and new floor carpet
- 2016 – Ensuite Bathroom – new window, sink, faucet, woodworking, granite countertop
- 2017 – Hot Water Tank - replaced