

RENOVATIONS

802 – 1930 BELLEVUE AVE

- **Condo: 1,859 SqFt + 2 Covered Decks: 229 SqFt = Total Indoor & Outdoor: 2,088 SqFt**
- Gutted the entire condo to the concrete wall
- Everything in the condo is new and all work was permitted
- Main entrance door is walnut
- Audio speakers in each room
- Condo has new electrical, plumbing, windows and glass exterior doors
- Did framing of interior walls
- All walls have spray foam R20 (this made the baseboard flush with the walls)
- Full Control-4 Smart System for lighting, heat, stereo. etc. Can be controlled with an app on cell phone
- Control-4 lighting panel in laundry closet
- Custom engraved Control-4 light switches
- Installed A/C/Heat Pump on deck. Flows into primary bedroom, and through the grills above the living room TV and above laundry closet
- Heat pump is oversized so it runs at 50% capacity, which means it is much quieter than it would be if running at full capacity
- New walnut and white oak Millwork throughout condo
- Totally new kitchen with Miele wall oven, speed oven, induction stove-top and dishwasher, plus a Subzero fridge/freezer
- Subzero wine fridge with 50 bottle capacity
- 2 Subzero refrigerator drawers
- Custom drawer for wine glasses and another for bottles of liquor and scotch

- Installed charging station in wall cabinet at entrance and also in the west side drawer of kitchen island
- LED accent lighting in all ceilings of the condo and in the marble kitchen backsplash
- Island and kitchen counter tops made from Italian marble
- Top-of-the-line white oak engineered hardwood flooring
- No transition strip from one room to the other. Transition is completely flush
- Hunter Douglas electric blinds with hidden blind pockets, controlled from handheld remotes or app on phone
- Sliding glass doors, windows and eclipse door are double glazed made by Minimal
- All interior lights are LED
- Every access panel in the condo is flush to wall so it's hidden
- All ceiling grills are flush to ceiling same with electrical panel in wall
- Will submit the condo for Georgie Award for best renovated condo
- Living room had LED accent lights everywhere
- Electric fireplace is burnished steel (steel with a certain coating)
- Full surround sound in living room. TV has a custom Leon Bar with 3 speakers at its bottom. There are also two speakers in ceiling at back of living room and a subwoofer behind painted grill at back of living room

PRIMARY BEDROOM

- Fully wall papered
- Integrated lighting everywhere
- Solid white oak pocket door to entrance of bedroom
- LED ceiling strip lighting
- En-suite has vanity make-up desk with chair, which has a drawer dedicated for hair dryer with electrical plug
- Built in laundry hamper
- Large slab porcelain tile in shower
- Towel warmer in shower
- Sitting bench in shower
- Private toilet room
- All fixtures in bathrooms are Dornbracht. Faucets are \$5000 each. Sinks are Villeroy & Boch (\$3000 each)

- Fabulous walk-in closet in primary bedroom, with dedicated shoe and purse shelving
- Phantom screen door to rear deck

OFFICE

- Separated from living room by a solid 11-foot white oak sliding wall that uses expensive hardware for ease of sliding
- Sliding wall was installed so you can see the stunning view of the Lions Gate Bridge when it is open, but can have a fully private office when needed
- Built-in desk and filing cabinets
- Guitar display rack
- Caesar stone counter top
- Wallpaper
- Built in shelving/drawer to hide shredder and printer

SECOND BEDROOM

- Full millwork partition back-to-back with living room wall
- Built-in wardrobe and safe in far corner
- Wall paper
- Second bathroom with full marble wall surround and Caesar stone deck
- Pivoting glass entry door
- Hand hammered sink
- Dornbracht fixtures

PATIO

- Primary patio has folding eclipse door that opens completely and a phantom screen door
- Installed out-of-sight gas line for the fire pit on the primary patio
- Lowered curbs from the condo to both patios by 4 inches
- Black Door sills of both patios are Caesar stone and not painted to prevent wear and tear
- Both patios are newly painted
- Retiled outdoor decks on both patios with porcelain pavers