



## #202-1485 Duchess Avenue, West Vancouver

### List of improvements:

Throughout: New contemporary laminated glass french doors with matte black door hardware and hinges, new baseboards, crown mouldings and casings, designer paint colours, scraped and repainted ceilings, newly-added gyproc on exterior walls

#### Fully-Renovated Kitchen

- New appliances: Kitchen Aid Oven, Stove and French Door Fridge, Panasonic Microwave
- Kohler faucets
- New island configuration with modern Broan hood vent overhead
- Caesarstone nougat-coloured quartz countertops throughout with white subway tile backsplash
- New cupboards throughout, featuring many built-ins (wine rack, pantry roll outs), inside and undermount LED lighting, and sandblasted glass doors
- Task pot lighting
- Upgraded electrical and plumbing to current code standards

#### Solarium area

- Stunning new open configuration to increase living space
- 12x24" tile floor set with thermostat-controlled Nuheat in-floor heating
- Modern 2" inch white wood blinds
- All interior window sill frames have been powder coated in charcoal gray

#### Living Room

- Pot lighting

#### Master Bedroom

- New closet location with designer closet doors
- Efficient built-in closet system
- Black out roller shades

#### Master Bathroom

- Completely tiled from floor to ceiling with 3x6" subway tiles to create European feel
- Modern vanity with Caesarstone countertop and vessel sink
- New toilet, shower and bathtub (by MCO Van)
- Riobel faucets, wall sconces, designer raw wood framed mirror (CB2)

#### Powder Room

- Designer vanity, Caesarstone countertops and vessel sink
- New toilet and tile floors
- Riobel black powder coated faucet and designer raw wood framed mirror (CB2)
- Stylish birch-design wall paper

#### Laundry room

- Efficient laundry room space with bonus storage area and new tile floors