

## 1717 Grand Blvd – Feature Sheet

- New Addition – July 2006 – Russell Residence Reno.
  - Architect David Echaiz-McGrath.
  - Builder – Steve Banks; Harmony Pacific
  - Roof and gutters from that time.
  - Gienow Windows.
  
- Main house
  - Electrical
    - Fully upgraded to code – knob and tube remediated (either removed and/or disconnected).
    - House upgraded to 240.
    - Garage has main panel tied to hydro
    - Garage wired for 240 for shop use (ie. welder)
    - Garage lighting upgraded for shop use
    - Surge protector added to main panel to protect the house.
    - Basement Suite electrical wired for home theater – electrical and audio plumbed into walk-in closet.
    - Electrical line ready for install under deck for exterior accessories (line is there).
  
  - Heating/Cooling Heat Pump– October 2010
    - Ultra quiet Mitsubishi heat pumps – similar kind used in Europe and Asia for condos for quiet operation.
    - One-Mitsubishi SEZ-KD12 single air handler for the living room, kitchen, dining room.
    - One-Mitsubishi MXZ-4B36 four zone system for the basement (12,000btu wall mount), main floor room (6000btu wall mount), TV room (9000btu wall mount mounted above door), and the two upstairs bedrooms (12000btu air handler – services both Master and New Addition Bedroom).
    - Canadian Aerothermal – installer/contractor.

- Windows – November 2010 - Main house only
  - Two suppliers: Euroline and Kits Glass
  - Kits Glass – specializes in true Lead Lined Windows
  - Euroline – high end window company
  - All Euroline Windows (frame and glass) – double paned
  - Lead lined windows by Kits installed into Euroline frames are triple paned (leaded glass sandwiched between two panes of glass)
  
- Love It or List It – January 2014
  - Full Kitchen, Dining, Sitting room Reno- opened up main living area
  - Full Primary Bath Reno marble floors
  - Main Stairway from main floor to Master Bedroom upgrade
  - Custom Built-In Linen Closet hallway, built in cabinets primary bedroom and walk in closet
  
- Exterior Landscaping – Summer/Fall 2018
  - Front and Back Yard Reno – new walkway, stone and front garden,
  - Bare Hardscapes - contractor
    - Garden & lawn
    - Patio and Pathways
    - Custom built Deck and Pergola. Built with concept of having covered roof in mind
    - Custom built swing set
  - Greener Image Landscapes
    - Front and Back yard irrigation
    - Roughed in low voltage lines for garden and path lighting
  
- Basement Reno – 2019
- All new flooring, new kitchen cabinets, and appliances
- Washer purchased 2021
- Dryer 2024

