

UPDATES AND IMPROVEMENTS

4141 LYNN VALLEY ROAD.

ELECTRICAL:

- Ademco security system installed in 2000 – monitored by Moore Security
- Panasonic silent fan installed in upstairs bathroom – 2003
- Kitchen hood – Broan Allure upgrade - 2003
- Ceiling fans installed in upstairs bedrooms and stereo/AV room – various dates
- Hallway and upstairs bathroom lighting upgrade – 2015
- LED lighting – kitchen – 2015

MECHANICAL:

- New natural gas Bryant variable fan-speed furnace installed in June 2010. Added “summer mode” switch to enable fan to run at low-during warmer days to silently circulate throughout the house.
- New natural gas 33.3 gallon Bradford White hot water tank installed October 2012.

EXTERIOR:

- New roof installed September 2015 – 25 year guarantee. Installed new skylight at same time.
- Matching roof installed on garden shed.
- Rear deck resurfaced and aluminum and glass railing upgrade – May 2013
- Cement patios – 2003 (eliminated silly patches of grass!)
- Brick surround added - 2010
- Bike shed – 2004
- Water line from street to house 2011

APPLIANCES:

- LG fridge – July 2013
- Bosch dishwasher – November 2012
- Maytag Neptune front-loading washer and dryer – 2003
- Frigidaire convection, self-cleaning oven range – 2003

TRIM:

- New upstairs wall-to-wall carpet – 2014
- Kitchen, entrance foyer and laundry room lino – 2014
- New kitchen and upstairs bathroom hidden-hinge cabinet doors – 2014
- Butcher-block kitchen counters – 2015
- Kitchen and entrance foyer baseboards installed – 2016
- Various painting projects over the years, recently hallway and bedroom

ECONOMICS:

- Municipal taxes \$4122.41 after home-owner grant – \$412/month)
- BC Hydro (Electric) – \$75.00/month
- Fortis (Natural gas) – \$52.00/month
- Security system monitoring – \$26.25/month