

Features & Upgrades

1560 Charleton Court
Port Coquitlam

Electrical

200 amp service.
50 amp auxiliary garage plug for car charger, welder, etc.
Outdoor back-up generator connection.
LED throughout
Ethernet Networking in all rooms
Built in Networking panel

Utilities

Dual heat source HVAC
High efficiency heat pump 12/2020
High efficiency furnace 12/2020
High efficiency Navien tankless water heater 12/2020
Gas Fireplace
Heated Floors downstairs Family Room
Heated Floors in Master Ensuite

Kitchen

Pot lights Adjustable 3000K to 5000K
Dimmers
Stainless appliances 2019
Bosch 5 burner gas cooktop
Bosch Dual wall ovens
Maple cabinets
Dovetail maple cabinets drawers
Soft closing drawer hardware
Super susan
Wood shaker cabinet fronts
Farm House sink
Stone countertop
Soapstone island countertop
Handmade custom live edge cedar floating shelves with LED lighting on dimmers

Main bathroom

Soaker tub
Skylight
Handmade custom live edge cedar floating shelves

Continued on Reverse...

Features & Upgrades continued...

Ensuite

Dual Shower head and Rain shower
Handmade custom live edge cedar floating shelves
In floor heat

Shed

Electrical sub panel
Plugs and LED lights inside and out
Wired for heat
Underground conduit for ethernet

Self contained suite

Electrical sub panel
Electric heat
Shared hot water
Washer and dryer 2018
Sound proofing in all walls and ceiling

Other upgrades and features

Seamless 7.5" engineered hardwood throughout house
Soapstone Hearth
Handmade custom live edge Cedar Mantle
Handmade custom oak newel posts
Custom built-in closet systems in bedrooms
Roof replaced April 2022 30 year asphalt shingle
Floating shelves in kitchen, bathrooms and fireplace mantle were handmade from the estimated 150 year old western red cedar from the property.
Handmade custom steel balusters on balustrade were hand forged.
(Made by the home owner, Robyn)
Handmade custom security bars in garage.
(Made by the home owner, Robyn)

FYI we have never been broken into not have heard of anyone experience any crime in neighborhood