

877 Leslie Drive—\$50K of Upgrades

- Exterior painting of house and guest suite 2011
- New custom solid wood front door – BC Door built and installed to maintain the original style; new, improved hardware and frame
- Concrete retaining walls front and back
- Concrete driveway
- Big cedar carport/arbor front, designed professionally – Guy Besner design & architecture
- Bedroom and living room new framing, insulation & drywall
- New raised roof and insulation upgrade over bedroom and bathroom – Victoria Roofing
- New upper deck back yard – reinforced and ready for hot tub including dedicated electrical circuit
- Studio suite – new enhanced foundation, floors, framing, insulation, wiring, water and sewage
- \$7K walk in shower makeover 2011

OTHER FEATURES

- Excellent window coverings: wood venetians- living room; solar blinds- south facing windows dining room & bedroom; sliding fiber panels- den
- High quality ceramic tiles throughout • Energy efficient, strategically placed wall heaters • Two strategically placed skylights for star watchin
- Outside water management with additional gutters and three rain barrels to redirect water away from the house to nurture the shrubs, trees & garden
- Outside water tap for front yard with unique design to prevent freezing • Transformed designer gardens, front and back. Surprises for every season: exotic Podocarpus to irises and lilies and exotic grasses with lots of rooms for imagination still
- Bicycle storage built onto garden shed in back yard
- Strategic arrangements for sun drenched south facing back yard: sturdy metal gazebo canvas covered on back deck; shady resting bench/ privacy screen backyard

OTHER INFORMATION

GUEST HOUSE/STUDIO

- New Murphy bed – comfort plus mattress, overbed lights
- Instant hot water
- Excellent natural light and skylight with welcoming private, north facing deck
- Warm, cozy and dry space for studio or guests including large storage closet

DEN/OFFICE

- Ready with cable connection and phone; wall shelving

GARDEN

- Garden shed • Shade arbour

APPLIANCES

- Fridge, new – November 2010 • Microwave, new - March 2009 • Stove – 2006 [acquired during kitchen renovation by previous owners] • Hot water tank, new – 2009 • excellent Washer and Dryer [stackable] – came with home 2007

LOCATION

- Fabulous private, south facing back yard and deck
- Quiet cul-de-sac with access to Lochside & Galloping Goose trails
- Located in the Swan Lake Neighbourhood, designated the First

Auspicious Feng Shui Site in Canada



Not included in sale: statue back yard; hanging mirror back yard; some outside potted plants