

# GOOD TO KNOW

12455 62 AVENUE, SURREY, BC MLS R2988724

Rubber roof, 50 year life or more and new eaves trough Penfolds 2012

All windows have been replaced with opening windows and screens  
Retractable screen doors on both external deck doors, not on front or basement back door

Alarm system is currently monitored, can monitor and arm on smart phone

Blink cameras on all entry areas of the house, can monitor on smart phone

Rain Bird watering system on smart phone as well:

- 8 zones, 7th zone is for pots and planters
- 8th zone is not currently used

Two fire pits: One at pond is propane; other in seating area on main patio is natural gas

Seating fire table is a Dreamcast product with glass shield

Pond with stream and several waterfalls; Flag stone patio and path to pond

Two exterior decks, one with vinyl surface covering, Kayu-Batu steps and fascia; The other deck is all Kayu-Batu

Two sheds, one, each side of the yard attached to the house; One is monitored by alarm

Air conditioned on all levels of house

On demand hot water system

Furnace, Air conditioning and on demand hot water system are 5 years old

In Family room we have a customizable projection light for a picture above the mantle

Family room wood burning fireplace is a Dreamcast concrete fireplace surround and mantle

Laundry room has raised Miele washer and dryer with pull outs below

Extensive Custom wood work in entry way and between dining room and living room

Solid oak hardwood floor on main with some slate in the entry, laundry, lower entry and bath, newer consistent carpet in bedrooms

Exterior Doors are new, new handles and hinges on all interior doors

Custom ceiling in dining room

Double French door to second deck and pond

Glass railings on both decks

Living room and dining room have custom Dupioni silk curtains

Window coverings are mostly wood blinds

Powder room with unique finishes, example: faux tin ceiling and woodwork

## KITCHEN

Inside the house we have a fully renovated custom kitchen:

- High end appliances
- Stove is a dual fuel Wolfe 36 inch range
- Range hood is a Thermador pull out, great for taller people who bump their head
- Fridge is a Thermador with 2 compressors
- Miele Steam oven, microwave, warming drawer, and dish washer
- Sink is a large, stainless steel, single bowl with offset drain.
- Pull out garbage and recycle center
- Custom cabinets with rev-a-shelf organization, example: dual level cutlery drawer
- Magic corner
- Pantry with pull outs
- Bar sink with filtered hot and cold water.
- Vertical storage for trays, baking sheets and cutting boards
- Over counter and under cabinets LED Lighting.
- Cambria Quartz counter with 6 bar seats.
- LED pot lights (throughout house)

## BATHROOMS

Both ensuite bath room and main bathroom have been remodeled:

- All natural stones were used in the house and there are no transitions
- Ensuite has Carrara marble walls and counter; Bluestone floor
- Ensuite has a walk-in shower with rain head, 3 body wash jets, hand held shower and linear drain, custom glass walls
- Ensuite has a heated floor, heated towel rack and countersunk medicine cabinet with lights and electrical
- Main bath has a heated towel rack, limestone shower walls
- Double sinks in wall mounted cabinet with quartz counter, motion sensitive night lighting
- 3-Toto toilets and 1-Kohler toilet in powder room

Down stairs we have a separate entrance

Temperature controlled Wine cellar, room for 300 bottles and double glass doors

Built in stainless fridge and freezer

## GARDENS

Mature Gardens

Trees and shrubs with a perennial border

A lot of hardscaping with concrete tumbled Allan block steps down on one side and flagstone on the other

Spectacular bloom in springtime

THIS INFORMATION IS DEEMED RELIABLE, BUT NOT GUARANTEED. BUYER TO VERIFY TO OWN SATISFACTION.  
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