

# FEATURES & UPGRADES



37 ALEUTIAN RD



QUALICUM



**MARLAND TEAM** | ROB MARLAND - BROKER OF RECORD



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QUALICUM

## FEATURES & UPGRADES

**2023 Property Tax Amount:** \$8,782.65

**2023 Total Utility Amounts:** Hydro: \$1,844.38 // Enbridge: \$1,092.78 // Water&Sewer: \$1,569.38

### Inclusions:

Meile Fridge / Decor Duel Fuel Range / Miele Warming Drawer / Miele Wall Oven / Miele Dishwasher / Decor Microwave / 3 TV's / All Light Fixtures / All Window Coverings / 2 Garage Door Openers / Hot Water Tank BBQ / Home Automation

## PROPERTY INFO:

### Extensive Upgrades & Renovations - Over Several Phases

#### Phase 1 (2000)

- Shingles Replaced
- Chimney Flashing Replaced

#### Phase 2 (2010) | Exterior

- Basement walls exposed and insulated with rigid foam insulation
- New weeping tile
- Sewer line replaced
- New siding | 2" rigid foam attached to siding and covered with Hardie Board, A cement based product & stone accents.
- All doors and windows replaced
- New cedar balconies and beams added



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### CONTINUED:

#### Phase 3 (2012)

- Primary Bedroom renovated
- Ensuite Bath
  - Large walk in shower
  - Heated floors
- Walk in closet
- Family Bath Renovated
  - Walk in shower
  - Heated floors
- Phase 1 of whole house automation system implemented
  - Automation of heating and cooling
  - Extensive and designer lighting automated
  - Audio visual including Wall Mounted Tv's
  - Security System
- Structured Wiring installed to facilitate future work
- Attic insulated with 4" foam plus 18" blown in loose insulation.

#### Phase 4 (2015) | Kitchen, Family Room & Office

- High end appliances
- Custom cabinets by Deslaurier with stone counter tops
- Increased Ventilation
- Engineered beam to open kitchen to family room
- Upgraded electrical panel



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### CONTINUED:

#### Phase 5 (2020) | Living Room & Dining Room

- Gas fireplace
- Built-in cabinets
- Doorways widened to open up space

#### Phase 6 (2021)

- Open staircases with glass panels
- Main floor powder room
- Finished basement with matching staircase
  - Large bright laundry room
  - Luxury vinyl flooring
  - Living area
- Security system updated

