

## 46086 Crestview Drive, Chilliwack, BC

### FEATURES LIST

- 1) Professional Interior Designer for all colors and fixtures and palettes for the home.
- 2) 180 degree view to Cultus Lake, Chilliwack River to the South East and also Chilliwack River to the South West
- 3) 4 Deluxe Bedrooms all with Walk in Closets and Ensuite Bathrooms
- 4) Flooring:
  - a. Engineered Hardwood with Self Leveling, sound proof, cement compound underneath for added solidification and eliminate the opportunity for squeaks.
  - b. High Quality Non Slip tiles matte finish tiles
- 5) Countertops, (and backsplash in kitchen) in Kitchens and Bathrooms - high quality Quartz finish
- 6) Countertop on Mini Bar is Granite slab
- 7) Butlers Pantry with Swinging door for access
- 8) Extensive use of Wall Tiles in Bathrooms
- 9) Fireplace Wall Tile was sources from out of country
  - a. Gas Fireplace
- 10) Extensive Use of Potlights in all areas. Main Floor and Basement area the builder utilized a 2 inch pot light for more pleasant lighting environment.
- 11) Floor lighting in kitchen and powder room
- 12) Pre-Wired for Additional Chandeliers if so desired in the Master Bedroom, Foyer Entry, and Stairwell.
- 13) Exterior Lighting – Extra Pot lights highlighting the roof lines, the entry steps and the side brick Wall area.
- 14) Exterior Finished with Various Materials to create a modern look. Brick Facia wall, Hardi Board panels, and Black Trims, Gutters, and Window Trims, and Pine Stained Soffits.
- 15) Family Room Extends to the outdoor patio with a 12 foot accordion Glass Door to completely open to the outer deck and extensive views.
- 16) Dining Room exits through a 12 foot sliding door
- 17) Master Bedroom has a 9 foot sliding door to private deck.
- 18) Master Ensuite
  - a. Large Shower, with built in seat
  - b. 2 Shower Heads
  - c. Glass Enclosed Shower 10mm
  - d. Vanity Area with extensive cladding and finishing with unique mirrors and lighting options. Deluxe Cabinetry with under foot lighting
  - e. Stand Alone tub with clear window for views while bathing
  - f. Large Walk in Closet with custom shelving
- 19) Main Floor Powder Room
  - a. Wood finishing feature wall and feature light fixture

- b. Design fixtures, and sink
- 20) Consistent Fixtures and Faucets, and Hardware throughout the home for continuity
  - 21) Dramatic Entrance with 10 foot Wood Front Door with Custom Modern Designed window pkg
  - 22) Windows – Extra Windows were added to bring in light, and also carefully places to take advantage of the various views, and are tinted to cut the effects of the sun on flooring, and fixtures and furniture.
    - a. Windows are Black framed on inside and outside of the home
  - 23) Kitchen Finishing and Appliances
    - a. Fisher Paykal – high end appliances
    - b. All appliances in Main Kitchen have custom panelling to blend into the cabinetry with high end custom handles and bars.
    - c. Wine/beverage fridge on the main floor and also in the rec rooms
  - 24) Interior Frameless Glass Stair Rails with added bars for stability and longevity
  - 25) Hot Tub Connection supplied and installed in the backyard
  - 26) Main Floor Deck area
    - a. is pre-wired Electric Heater
    - b. contains concrete slab flooring
    - c. outlet for natural gas
    - d. custom glass railings with flat tops
  - 27) Speakers built in and installed in the Family Room, Kitchen, Balcony and Basement Rec/Media Room.
  - 28) Wired for E.V.
  - 29) Doggy / Pet Shower Area
  - 30) Deluxe Laundry Area with Abundant Closets and Shelving, and Storage
  - 31) Coloured Cement Driveway.
  - 32) 2 Bedroom suite, Complete with Separate Covered Entrance, and appliances.
  - 33) 4256 Sqft on 3 Floors
  - 34) Lot is 4854 sqft – 451sqm