

LOVE IT « OR » LIST IT VANCOUVER



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BROOKE & NICK

After a seemingly endless search to find their family's forever home, Brooke and Nick thought they found "the one" when they came across a seaside rancher in a family friendly neighbourhood. The 1400 square foot home was a good fit for three, but after the birth of their son, Brooke became concerned that they were already outgrowing the space! Nick still loves their charming bungalow and thinks they just need to better utilize the space – the house is in a great location, has a beautiful backyard and a bonus auxiliary building out back that has become his man cave and guest room. Brooke, however, is over the ridiculously small kitchen that makes it impossible to do the things she loves like baking and entertaining. Sharing one small living space means the adults are constantly tripping over the kids (along with their books and toys!) Nick thinks Jillian can reconfigure the space to give Brooke her dream kitchen and living layout, but Brooke is skeptical. Nick has talked her into renovation before, and they didn't go so well... she thinks this tiny house is a big money pit! Jillian may be a great designer, but she's not a magician and can't make the space any bigger. In Brooke's mind, it's time to move on! Can Jillian make this cramped and chaotic space function for this family of four by giving Brooke the gourmet kitchen, living, storage and organization she craves? Or will Brooke have to pin her hopes on Todd to find that open-concept, spacious new home of her dreams? Nick thinks Todd will have an impossible time finding something in their perfect location near the water, but Todd is confident he can reel Nick in with a newer, bigger beach house... how hard could that be to find?

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KITCHEN

Cabinetry: Merit Kitchens, Door Style: Manor Flat (Island) & Liberti Flat (perimeter & bench seat), 2 ¼" shaker, Species: paint on MDF, Finish: Custom colour "Yarmouth Blue" HC-150 matte finish (island) & Arctic (Snow) matte finish (perimeter & bench seat), Case: plywood, Drawer: Dovetail, full extension & soft close, Top Drawer Fronts: framed, Hinges: Soft Close, Crown Moulding: 3" Cove "CDM95"

Countertops: Silestone, Ariel, 2cm with single ogee edge

Backsplash: Olympia Tile + Stone, Marble Series (Oriental White Marble), Moroccan Tile. Model: GM.ORT.WHT.MOROCCAN
Grout color: Mapei #93 Warm Grey

Plumbing Fixtures: Kohler, K-6130-4-CP Parq faucet with lever handles & sidespray, K-6534-4U-0 (white) Hawthorne under mount sink, K-8801-CP Duostrainers, Polished Chrome

Lighting: Design Lighting, GOL0165 1157-3P-WH

Paint: General Paint, Walls: Cloud White WH03 eggshell, Ceilings: Cloud White WH03 flat, Trim: Cloud White WH03 semi-gloss

Hardware: Emtek, Westwood Pull, model: 86477-US4

Artwork: Minted.com, "Lemon Branch Still Life" by Katherine Roberts

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DINING ROOM

Built In Bench: Merit Kitchens, Cabinets and bench seat: Lectus Cabinets, Liberti Flat 2 1/4" shaker,

Species: Paint on MDF, Color: Artic Snow, Matte finish, Island: Merit Custom cabinets, Manor flat, 2 1/4" shaker,

Species: Paint on MDF, Color: Benjamin Moore HC150 "Yarmouth Blue"

Lighting: Design Lighting, 5 - Light Chandelier (F2998/5CHKW/BW)

Paint: General Paint, Walls: Cloud White WH03 eggshell, Ceilings: Cloud White WH03 flat, Trim: Cloud White WH03 semi-gloss

Cabinet Hardware: Emtek, Westwood Pull, model: 86477-US4

Blinds: Wholesale Blind Factory, 2" faux wood in warm white

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LIVING ROOM

Fireplace Insert: Valor Fireplaces, Insert: H5, 1", 4-sided Black Powder Coat Fixed Frame 1130FFK, Pebble Beach Driftwood log set, model: 1101DWK, Fluted Black Liner, model: 1125FBL

Fireplace Surround: Olympia Tile + Stone, Series: Marble Colour: Oriental White Finish: Polished
GM.ORT.WHT.2424

Paint: General Paint, Walls: Cloud White WH03 eggshell, Ceilings: Cloud White WH03 flat, Trim: Cloud White WH03 semi-gloss

Hardware: Emtek, Cadet knob, model 86322-US26

Blinds: Wholesale Blind Factory, 2" faux wood in warm white

Artwork: Minted.com, "Nude Study" by Ramnik Velji

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LAUNDRY ROOM

Flooring Tile: Olympia Tile + Stone, Argenta 24 x 24", honed grey

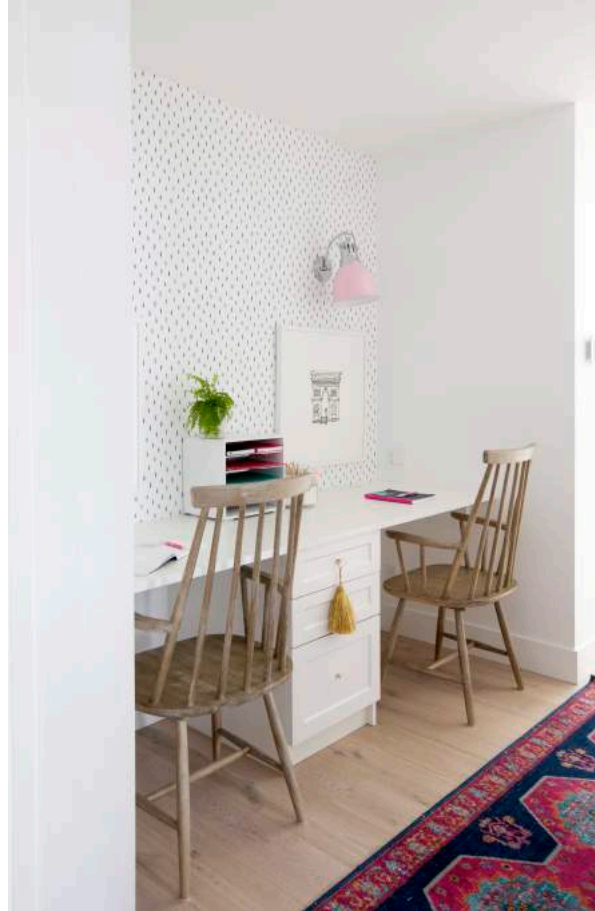
Cabinets: Stor-X Organizing Systems, Custom Cabinets

Cabinet Hardware: Emtek, Glendon knob, model 86463-US4

Paint: General Paint, Walls: Falkland 315 C eggshell, Ceilings: Cloud White WH03 flat, Trim: Cloud White

WH03 semi-gloss

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DESK AREA

Cabinets: Stor-X Organizing Systems, Custom Cabinets

Artwork: Minted.com, "Paris Street Shop 3" and "The Arc de Triomphe Paris" by Phrosne Ras

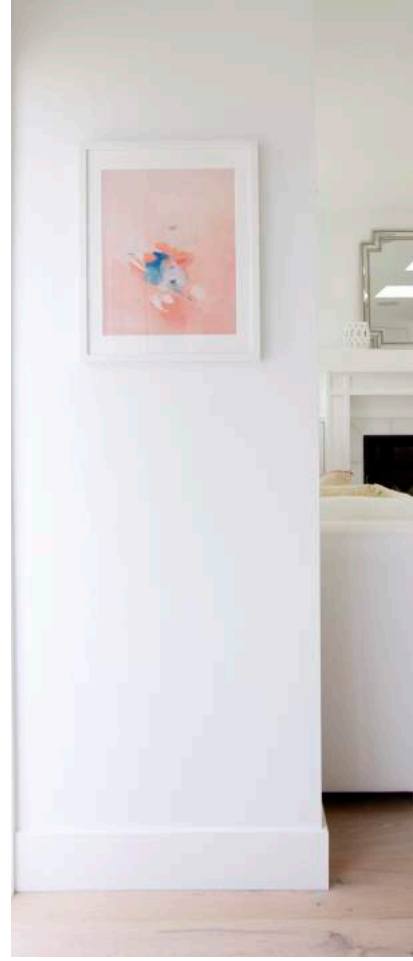
Cabinet Hardware: Emtek, Cadet knob, model 86322-US26

Lighting: Design Lighting, Duncan 1 Light Bath Vanity in Chrome with a Pink Shade

Paint: General Paint, Walls: Cloud White WH03 eggshell, Ceilings: Cloud White WH03 flat,

Trim: Cloud White WH03 semi-gloss

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FOYER

Cabinets: Stor-X Organizing Systems, Custom Cabinets

Cabinet Hardware: Emtek, Ares front door hardware with Dumont inside trim, US26 finish

Paint: General Paint, Walls: Cloud White WH03 eggshell, Ceilings: Cloud White WH03 flat, Trim: Cloud White WH03 semi-gloss

Artwork: Minted.com, "Soft Coral" by Caryn Owen

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Hazardous Materials Survey



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