

LOVE IT « OR » LIST IT VANCOUVER



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SHANNON & IAN

When Shannon and Ian bought their house, they thought it was for the short term—a way to get out of their rental apartment and into the tight housing market with their two young kids. When they first saw the house, they didn't like that it was extremely dated and the layout was quirky with the kitchen tucked into the corner and only one bathroom on the main floor, but they agreed on the neighbourhood and the price so they bought it. Now, their five-year plan has turned into seventeen years and with the kids almost grown, it's time to take a serious look at their options. Despite his first impression of the home, Ian has since fallen in love with it and can't imagine living anywhere else. For him, all their memories are in this house, but Shannon is ready to make new memories in their dream home that she believes awaits them. Shannon wants an open-concept home with a larger dining and kitchen space to finally be able to host parties and family gatherings. Plus, she's through sharing a bathroom with three other adults. She feels she deserves to have a bathroom to herself and shower without her daughter drying her hair and Ian shaving! Ian has seen the transformations Jillian has done to other houses and knows this one could be perfect and functional for all of their needs, but Shannon knows the limitations of the house with its tiny kitchen and lack of storage. She's a firm believer that this old, choppy layout was not made for an open-concept, ensuite or walk-in closet. Shannon doesn't think the challenges in this home are fixable and believes that Todd will be able to provide them with a fresh start and a turnkey house. From Ian's perspective, they have invested seventeen years in a less-than-perfect house, so why not let Jillian take a crack at making it perfect for seventeen more?

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ENTRYWAY

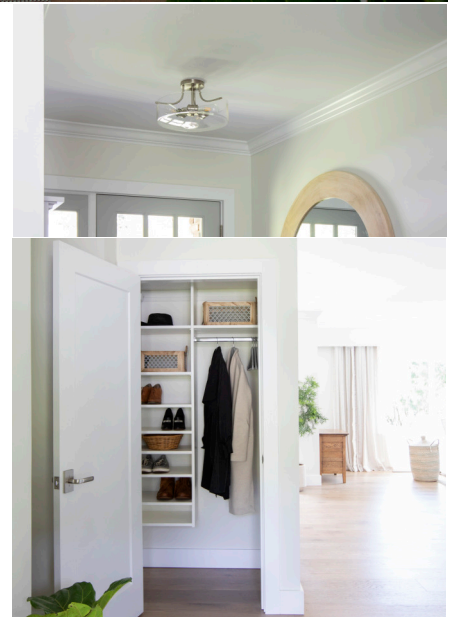
Lighting: Design Lighting, Z-Lite, 3 Light Semi-Flush, Item Number 471SF-BN

Built In Bench: Merit Kitchens, Style: Manor Flat, Colour: Smoke, Matte

Flooring: Craft Floors, Product: Aberdeen

Closet Organizer: Stor-More, Shaker in White

Door Hardware: Emtek, Interior Doors: Aston 5212 US15, Exterior Front Door: Aston + Baden 4820 US15



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KITCHEN

Cabinetry: Merit Kitchens, Style: Manor Flat, Colour: Powder, Matte

Plumbing Fixtures: Kohler, K-RH8679 Riverby Sink, K-72218-B7 Sensate Faucet

Countertops: Canadian Countertops, Onyx White

Lighting: Design Lighting, Z-Lite, 6 Light Pendant, Item Number 2010-6L-BN

Cabinetry Hardware: Emtex, Knobs: Overland Knob, Polished Chrome Pulls: Alenxander Pull, Polished Chrome

Flooring: Craft Floors, Product: Aberdeen

Blinds: Wholesale Blind Factory, 5% Pearl/White

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EATING NOOK

Built In Bench: Merit Kitchens, Style: Manor Flat, Colour: Powder, Matte

Flooring: Craft Floors, Product: Aberdeen

Artwork: Minted.com, Melancholia Art Print, MIN-7WC-GNA

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LIVING ROOM

Fireplace Built Ins: Stor-More, Millwork: Shaker in White **Flooring:** Craft Floors, Product: Aberdeen

Artwork: Minted.com, Curate by Ryley Bickerdike, Daydream No. 2 Art Print MIN-8XR-MGA, Pool Illumination

Art Print: MIN-YX2-GNA

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MASTER BEDROOM

Lighting: Design Lighting, Maxilite, Semi-Flush Mount, MXA3055
34W

Wallpaper & Artwork: Minted.com, Slaw Fade Wall Mural, MIN-
A80-GWM, All of the Things Art Print, MIN-98P-GNA

Flooring: Craft Floors, Product: Aberdeen

Blinds: Wholesale Blind Factory, 0% White/White

Closet Organizer: Stor-More, custom closet organizer



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MASTER ENSUITE

Plumbing Fixtures: Kohler, K-2882 Verticyl Rectangular Sink, K-6355 Persuade Toilet, K-76467 Purist

Handshower , K-45201 Contemporary Round Rainshower Head

Countertops: Canadian Countertops, Product: Onyx White

Knobs: Emtek, Bristol Knob

Blinds: Wholesale Blind Factory, 1% White/White

Lighting: Design Lighting, Savoy House, Monroe 1 Light Sconce, 9-302-1-109

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bigsteelbox.com
Storage Bins



wholesaleblindfactory.com



merit-kitchens.com



stormore.com



craftfloor.com



canadiancountertops.com



emtek.com



designlighting.ca



minted.com



kohler.ca



hpanalysis.com

Hazardous Materials Survey