

LOVE IT « OR » LIST IT VANCOUVER



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PRATIMA & PARMJEET

With two small kids and a long list of wants and needs, finding their family home was a challenge for Pratima and Parmjeet. They wanted a house with character, privacy and a large outdoor space for entertaining and for the kids to play. When they laid eyes on a beautiful Craftsman style home on a huge private lot, they jumped at the chance to own it. The trouble is, they jumped so fast they didn't realize that the house had some bizarre quirks that didn't become apparent until they moved in. Parmjeet loves their home but he also travels extensively for work, so Pratima thinks he is unaware of just how dysfunctional the house is on a day-to-day basis. Coming from traditional Indian families, Pratima and Parmjeet often host guests – sometimes for months at a time! Pratima likes the formal living spaces and the large kitchen, but that's where the love ends. She cooks daily and frequently hosts large parties, but it wasn't until she started working in the kitchen that she realized that the house seemed to be customized for a smaller homeowner or perhaps, someone in a wheelchair. Every counter in the entire house is lower than usual height, causing back aches when spending hours cooking for the family or entertaining. The oven is at floor level and the hood fan was lowered to match the counters, causing Pratima to frequently hit her head on it! While large, the kitchen is an awkward space with pinch points and bad flow between pantry, fridge and the odd-shaped island. A disorganized mudroom, a dated and oddly configured ensuite and a catch-all room full of crafts and laundry make for a daily dysfunctional mess! Pratima wants her parents to feel welcome and comfortable when they visit for months at a time, but their house only has a basic bedroom space for them upstairs with the children. Pratima envisions a beautiful in-law suite to make her parents feel they have some privacy and independence when they visit, but right now she has an unfinished basement and three generations on top of each other. Pratima entrusts Todd to find them a new home that better fits their needs, but he's in for quite the challenge because their dream home list is lengthy to say the least! Parmjeet thinks this house is a diamond in the rough and that with Jillian's help, it can finally shine the way it should!

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KITCHEN

Lighting: Design Lighting, Craftmade P725BNK1

Cabinetry: Westwood Cabinetry, Door Style: Kent Wide Rail – Maple - 2-3/4" wide stiles and rails, Species: Paint on MDF, Finish Color: Island: Cotton Balls Other: Collingwood, Drawer: Dovetail, full extension & soft close, Top Drawer Fronts: Shaker (Kent), Hinges: Soft Close Blum

Cabinetry Hardware: Emtek, Pulls: Sweep 8" 86409 US15 Satin Nickel, Appliance Pull: Blythe Pull 86910 US15 Satin Nickel (12" Dishwasher), Blythe Pull 86911 US15 Satin Nickel (18" Fridge)

Lumbing Fixtures: Kohler, Sink: Artifacts 2 Hole Kitchen K-99262-CP, Faucet: Undertone K-3171-HCF

Backsplash: Olympia Tile + Stone, Volkas Herringbone Mosaic Polished HU.VK.WHT.2X6.PL.HER

Appliances: Coast Appliances: SubZero BI-42SID/O, SubZero Grille overlay 7007137, 30" Dbl Wall oven DO30TE/S/TH, 30" Drawer Microwave MD30TE/S, 30" Warming Drawer WWD30, 826543 Warming Drawer front, 36" Gas Cooktop CG36C/S, 30" Under cabinet vent, insertVU30S, 600CFM Internal blower, 24" Dishwasher DW2450, 24" Undercabinet beverage center Left Hand Hinge

Flooring: Craft Floors: Engineered Hardwood- Barcelona Oak 8" width

Paint: General Paint, Ceilings: White Design WH01 Flat, Walls: Palladian WH08 Eggshell, Trim: Cloud White WH03 Semi Gloss

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BUTLER'S PANTRY

Cabinetry: Westwood Cabinetry, Door Style: Kent Wide Rail – Maple - 2-3/4” wide stiles and rails, Species: Paint on MDF, Finish Color: Island: Cotton Balls Other: Collingwood, Drawer: Dovetail, full extension & soft close, Top Drawer Fronts: Shaker (Kent), Hinges: Soft Close Blum

Cabinetry Hardware: Emtek, Pulls: Sweep 8” 86409 US15 Satin Nickel, Appliance Pull: Blythe Pull 86910 US15 Satin Nickel (12” Dishwasher), Blythe Pull 86911 US15 Satin Nickel (18” Fridge)

Appliances: Coast Appliances, 28” Fridge BRFT1522SS

Plumbing Fixtures: Kohler, Sink: Undertone UM K-3184, Faucet: Artifacts Single handle Kitchen K-99263-CP
Flooring: Craft Floors: Engineered Hardwood- Barcelona Oak 8” width

Paint: General Paint, Ceilings: White Design WH01 Flat, Walls: Palladian WH08 Eggshell, Trim: Cloud White WH03 Semi Gloss)

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DINING ROOM

Lighting: Design Lighting, -Lite 447-44AS

Flooring: Craft Floors: Engineered Hardwood- Barcelona Oak 8" width

Paint: General Paint, Ceilings: White Design WH01 Flat, Walls: Palladian WH08 Eggshell, Trim: Cloud

White WH03 Semi Gloss

Artwork: Minted.com, "Óbidos" by Heather Deffense

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ENSUITE

Lighting: Design Lighting, Savoy House 9-1000-1-10

Floor and Wall Tile: Olympia Tile + Stone, Floor & Walls: GE.CI.WHT.1224 Callisto White, Shower Walls: Himalaya GE.HY.GRY.2424.PL 24"X24", Shower Base: Ontario 2" Hexagon OD.ON.SWT.02.HEX.MT Matte, Pencil Rail: GM.SIL.SHA.0112.PL9

Artwork: Minted.com, "Raw Study 1" by Jennifer Daily, "Otonio" by Parima Studio

Plumbing Fixtures: Kohler, Veil Wall Hung toilet K-5402-0 White, In Wall tank & Carrier K-18647, Memoirs Undercounter sink K-2339, Archer Lav Faucet K-11076-4 -CP Chrome, WaterTile round 27 nozzle body spray K-77119-CP Chrome, Traditional 10" Round Rainhead K-13693-CP Chrome, 12" Ceiling Mount rainhead arm & flange Chrome, DTV Prompt Thermo Valve 557-K-NA, DTV Digital Interface K-558-1CP, DTV Bracket 559-CP, Bancroft Handshower K22163-CP, Artifacts 30" Slidebar K72798-CP, Artifacts wallmount supply elbow K72796-CP, Mastershower 60" metal hose K9514-CP

Hardware: Emtek, Knobs: Brandt Knob 86695 US26 Chrome

Paint: General Paint, Ceilings: White Design WH01 Flat, Trim: Cloud White WH03 Semi Gloss, Walls: White Woodruff 408A Kit & Bath



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REC ROOM

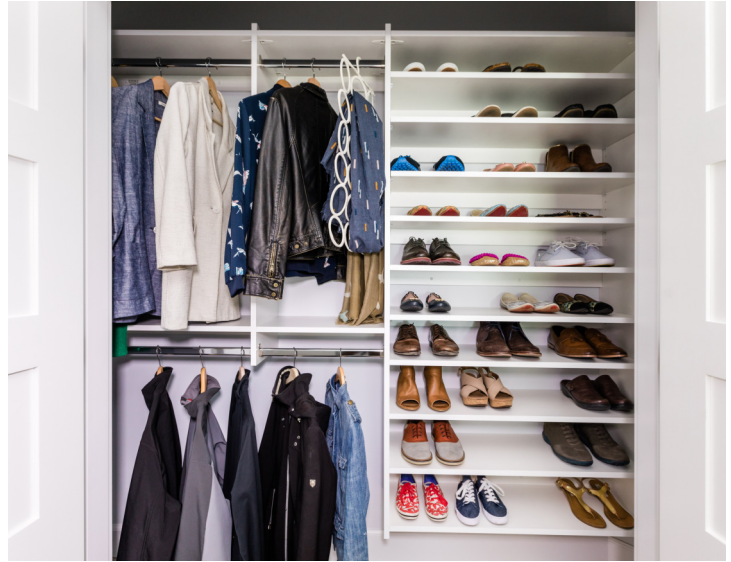
Built In Storage: Stor-X Organizing Systems, custom storage

Lighting: Design Lighting, Z-Lite 447-8AS

Flooring: Craft Floors: Engineered Hardwood- Barcelona Oak 8" width

Paint: General Paint, Ceilings: White Design WH01 Flat, Walls: Palladian WH08 Eggshell, Accent Wall: Mariner 30BG Eggshell, Trim: Cloud White WH03 Semi Gloss

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MUDROOM

Cabinets and Closet Organizer: Stor-X Organizing Systems, custom storage

Lighting: Design Lighting, Hinkley 3174CM

Plumbing Fixtures: Kohler, Sink: Undertone K-6661, Faucet: Bellera Single hole K-560-CP

Floor Tile: Olympia Tile + Stone, Organic Rug Series GA.OR.SND.2424 Sand 24"x24'

Appliances: Coast Appliances, Front Load washer, EFLS627UTT, Front load dryer EFMC627UTT, Braided hose 48372, Steam dryer kit 41025, 28"

Paint: General Paint, Ceilings: White Design WH01 Flat, Walls: Palladian WH08 Eggshell, Trim: Cloud White WH03 Semi Gloss

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Construction Bins



bigsteelbox.com
Storage Bin



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peakenvironmental.ca
Hazardous Materials Survey