

LOVE IT « OR » LIST IT VANCOUVER



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PORTIA & GLEN

With two young boys, Portia and Glen wanted out of their small town home and into a larger house that they could grow into for years to come. When Portia stumbled across their 1908, character home in an up and coming neighbourhood, she convinced Glen they could fix up and make it their forever home. Although Glen was nervous about the amount of work the house would require, he loved the quaint and homey feel of it. Now, a few years and another baby later, Portia is thinking that buying this house with its tiny kitchen, chopped up rooms and broken plumbing fixtures was a huge mistake. With three kids she really didn't realize that this house would be like a fourth child — high maintenance, costly and keeping her up at night! Portia wants to cut their losses and move on to a modern house with beautiful bathrooms, an open-concept for spreading out and entertaining, and ample storage for all the things that come with three kids. Portia never realized just how little storage older homes have until she had three kids' belongings to deal with! But Glen has fallen for their home and couldn't be happier with the charm and space. Sure, it's not perfect, but the neighbourhood is ideal and the kids are getting established in their nearby schools. Can Jillian shake up the old bones of this house with a bold new design, or will unforeseen problems behind the old walls push Portia and Glen to their breaking point? Portia pins her hopes on Todd to take her out of the money pit and into a spacious, turn-key house with all the modern bells and whistles... and if they have to leave their current neighbourhood to find that dream home, then so be it!

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KITCHEN

Cabinetry: Merit Kitchens, Kitchen: Perimeter Door Style: Libretti Flat, Species: Paint on MDF, matte, Perimeter Finish Color: Arctic White Matte, Island Door Style: Manor, Island Finish Colour: Atmosphere Matte, Case: plywood, Drawer: Dovetail, full extension & soft close, Hinges: Soft Close

Plumbing Fixtures: Kohler, Whitehaven Apron Front Sink 5827-0, Sink Rack 6449, Duostrainer 8801-VS, Sensate Kitchen Faucet. 72218-VS, Cast Iron Cleaner. P1888, Countertop Cutting Board. 5917

Backsplash: Olympia Tile + Stone, Volkas White Matte. HU.VK.WHT.2X6.MT.HER

Lighting: Design Lighting, Hinkley Pendant Fletcher - 4834SA, Savoy House Dakota 1 Light - 9-960-1-13

Cabinet Hardware: Emtek, Alexander Pull 6" in Satin Brass. 86426 - US4, Alexander Pull 4" in Satin Brass. 86425 - US4
Alexander Appliance Pull 18" in Satin Brass CS - 86443-US4

Flooring: Craft Floors, White Oak - Genoa

Paint: General Paint, Walls: White Woodruff 408 A Eggshell, Trim: White Design WH01 Semi Gloss, Ceilings: White Design WH01 Flat

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DINING ROOM

Wine Cabinet and Bench: Merit Kitchens, Kitchen: Perimeter Door Style: Libretti Flat, Species: Paint on MDF, matte, Perimeter Finish Color: Arctic White Matte, Island Door Style: Manor, Island Finish Colour: Atmosphere Matte, Case: plywood, Drawer: Dovetail, full extension & soft close, Hinges: Soft Close

Wine Cabinet Hardware: Emtek, Freestone Finger Pull. 86452-US19

Office Nook Hardware: Schaub & Co., Aria Pull 241-MB

Lighting: Design Lighting, Quoizel Trance Chandelier - TNC5006WT, Artcraft Jersey 1 Light - AC10590VB

Flooring: Craft Floors, White Oak - Genoa

Paint: General Paint, Walls: White Woodruff 408 A Eggshell, Trim: White Design WH01 Semi Gloss, Ceilings: White Design WH01 Flat

Artwork: Minted.com, "Rose Quartz Fury" by Nicoletta Savod

Roller Shade: Wholesale Blind Factory, Roller Shades – 5% - Pearl White



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LIVING ROOM

Furniture: Van Gogh/The Goods, Coffee Table, Sofa, Bench

Fireplace Insert: Valor Fireplaces, H5, Pebble Beach Driftwood 1101D

Fluted Black Liner 1125FBL, Vintage Iron Doors Front 1149EDV

Flooring: Craft Floors, White Oak - Genoa

Paint: General Paint, Walls: White Woodruff 408 A Eggshell, Trim: White Design WH01 Semi Gloss, Ceilings: White Design WH01 Flat

Artwork: Minted.com, "Cascading Sky" by Little Valley Studio, "Three Stacked Whales" by Two If By Sea Studios, "Sincerity" by Leah Bisch, "Anemone" by Denise Wong, "Lakeview II" by Amy Hall

Roller Shade: Wholesale Blind Factory, Roller Shades – 5% - Pearl White



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LOWER BATHROOM

Plumbing Fixtures: Kohler, Purist Multifunction Handshower: 973-BGD, Master Shower 60" Hose 9514-BGD, Shower Slidebar: 8524-BGD, Stillness Slidebar Trim Kit: 974-BGD, Supply Elbow: 976-BGD, Contemporary Round Rain Head: 13688-BGD, 6" Ceiling Mounted Arm: 7394-BGD, Verticyl Rectangular Undermount Sink: 2882-0, Purist Bath and Shower Trim: T14501-3-BGD, Rite Temp Valve with Diverter: 11748-KS, Purist Widespread Faucet: 14406-3-BGD, Persuade Curv Toilet: 75790-0, Angle Supply with Stop: 7637-BKB, Purist 18" Towel Bar: 14435-BGD, Purist Towel Ring: 14441-BG

Shower and Floor Tile: Olympia Tile + Stone, Bathroom Floor: Roma Statuario/Grafite. FO.RM.STT/GFT.10.HEX, Shower Floor: Quebec Arctic White Hex OD.QC.ARW.02.HEX, Shower walls: Roma Grafite 3x12. FO.RM.GFT.0312

Lighting: Design Lighting, Savoy House Drake 2 Light - 8-9130-2-BK

Cabinet Pulls: Scaub & Co., Italian Contemporary Cabinet Pull 4"cc. 501-LTBZ

Vanity: Merit Kitchens, Door Style: Libretti Flat, Species: Paint on MDF, matte, Finish Colour: Midnight Matte, Case: plywood, Drawer: Dovetail, full extension & soft close, Hinges: Soft Close

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UPPER BATHROOM

Plumbing Fixtures: Kohler, Purist Multifunction Handshower 973-BL, Master Shower 60" Hose 9514-BL, Shower Slidebar. 8524-BL, Stillness Slidebar Trim Kit. 974-BL, Supply Elbow 976-BL, Purist Bath and Shower Trim Set. T14501-BL, Rite Temp Valve with Diverter. 11748-KS, Purist Wall Mount Tub Spout. 14426-BL, Archer 60x30 Alcove Bath- L Drain. 1946-LA-0, Slot Drain 7272-BL, Persuade Curv Toilet. 75790-0, Purist Wall Mount Faucet. T14413-3-BL, Falling Water Wall Mount Valve. 410-K, Purist 24" Towel Bar. 14436-BL, Purist TP Holder. 14377-BL, Purist Towel Ring. 14441-BL

Tile: Olympia Tile + Stone, Floor: Clementine Retro OE.CM.RT5.0808, Walls: Trame Canvas. LE.TR.LIN.716.DX

Door Hardware: Emtex, Helios Lever with Neos Rosette, Privacy, Matte Black - Right Hand Door 5211-US19 -right hand

Paint: General Paint, Paint: General Paint, Walls: White Woodruff 408 A Eggshell, Trim: White Design WH01 Semi Gloss, Ceilings: White Design WH01 Flat

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wholesaleblindfactory.com



bigsteelbox.com
Storage Bin



olympiatile.com



merit-kitchens.com



craftfloor.com



THE ORIGINAL
RADIANT GAS FIREPLACE

valorfireplaces.com



ASSA ABLOY

emtek.com

Design Lighting

designlighting.ca



minted.com



kohler.ca



generalpaint.com



schaubandcompany.com



hpanalysis.com

Hazardous Materials Survey