

LOVE IT « OR » LIST IT VANCOUVER



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AMANDA & DEREK

When Amanda and Derek decided to move across the country, they fell in love with the city and all it had to offer. Amanda convinced Derek that this idyllic place – which is surrounded by mountains, lakes and wineries – was the ideal place for them to spend the rest of their lives together. They found their current house quite quickly and were dazzled by its location, beautiful view and outdoor pool. They made an offer and were thrilled when it was quickly accepted, but it wasn't until they started living in the house that the dysfunctions started to rear their heads. The enormous kitchen seems lovely on the surface, but the wooden countertops are aging and un-hygienic, the cabinet doors are coming off the hinges, the oven constantly trips the breaker, and the gigantic zigzag island is a dysfunctional nightmare... and that's just the kitchen! Other red flags for Amanda are the rotting window frames around the house, the dangerously steep driveway, the awkward access to the backyard and wasted, choppy rooms collecting dust. Amanda is overwhelmed by the size and lack of flow inside of the house and wants Todd to right-size them into a home that fits how they function as a family. Derek, on the other hand, believes Jill will have solutions to make the space both functional and beautiful so Amanda can see that her initial love for this home was not blind!

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KITCHEN

Lighting: Design Lighting, Elmdale Wall sconce, QW4070PK

Cabinet Hardware: Emtek, knobs: Cadet 86322-US26 (polished chrome), pulls: Jasper 5" center to center 86688-US26 (polished chrome),
Fridge/Freezer: Jasper model 86694-US26 (polished chrome)

Plumbing Fixtures: Kohler, Strive Smart Dvice Undermount sink model: K-5284, Artifacts Kitchen Sink Faucet, model: K99259-CP,
Duostrainers, model: 8801, Pantry: Brinx top mount bar sink, model: K-3674, Artifacts Bar sink faucet, model: K-99264-CP

Backsplash: Olympia Tile + Stone, Picadilly Avorio 4 x 12"

Cabinetry: Westwood Cabinetry, Perimeter cabinets, wine bar, butlers pantry: Hickory 2 1/4" shaker style cabinets, stain : Rienza, with white melamine interior, Island cabinets: Maple 2 1/4" shaker style cabinets, White Lacquer paint finish

Flooring: Craft Floors, Brighton 8" wide Oak hardware, on spruce substrate

Paint: General Paint, Walls and Ceilings: 55-120, Color: Cloud White WH-03 Hi-Hide Eggshell, Trim: 58-030 Cloud White WH-03 Semi-Gloss

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EATING NOOK

Built In Bench and Cabinetry: Stor-X Organizing Systems, white melamine and haker style cabinet doors

Lighting: Design Lighting, Manufacturer: Savoy House, Model: 9-6500-1-11 Lamping: 1 x 60W E lamp

Artwork: Minted.com

Flooring: Craft Floors, Brighton 8" wide Oak hardware, on spruce substrate

Paint: General Paint, Walls and Ceilings: 55-120, Color: Cloud White WH-03 Hi-Hide Eggshell, Trim: 58-030 Cloud

White WH-03 Semi-Gloss

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DINING ROOM

Lighting: Design Lighting, Manufacturer: Artcraft Model: AC10722CH Lamping: 8 x 60 Watt Cand bulbs

Flooring: Craft Floors, Brighton 8" wide Oak hardware, on spruce substrate

Paint: General Paint, Walls and Ceilings: 55-120, Color: Cloud White WH-03 Hi-Hide Eggshell, Trim: 58-030 Cloud White WH-03 Semi-Gloss

Cabinetry: Westwood Cabinetry, Hickory 2 ¼" shaker style cabinets, stain : Rienza, with white melamine interior

Cabinetry Hardware: Emtek, Dumont passage lever & dummy lever Model: 86694-US26 (polished chrome), rectangular modern rosette, in finish US26 (polished chrome), Neo single sided deadbolts, in finish US26 (polished chrome)

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LIVING ROOM

Artwork: Minted.com

Fireplace: Valor Fireplaces, Insert: H4 Engine: 650 JN, Red Brick Liner: 621 VRL, Black Inner Bezel: 661

BSB, Outer: Vintage Iron 662 SSV

Flooring: Craft Floors, Brighton 8" wide Oak hardware, on spruce substrate

Paint: General Paint, Walls and Ceilings: 55-120, Color: Cloud White WH-03 Hi-Hide Eggshell, Trim: 58-030

Cloud White WH-03 Semi-Gloss

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