

160 Narrows West Road Home Improvements 2019-2024

Home Interior

- 2023 New carpet and lighting in upper-level guest bedroom
- 2023 New lighting throughout lower level (22 recessed lights in family room, gym, and hallways; 4 new flush mount fixtures in guest bedrooms, office and bathroom.)
- 2023 Sauna shower update (new valve, shower head, faucets; tile re-grouting)
- 2023 New smoke alarms (*Telus Custom Home Security/Prices/ADT*)
- 2022 New carpet throughout lower level
- 2021 Renovated kitchen, dining room, living room, primary bedroom, primary bath ensuite, laundry room, main entry. Included: new plumbing, electrical, flooring, insulation, fixtures, paint, interior lighting.
- 2021 New appliances: *Electrolux* washer, *Electrolux* dryer, *Panasonic* microwave, *LG* refrigerator, *Bosch* induction cooktop, *Bosch* warming oven, *Bosch* wall oven, *Bosch* dishwasher, *Faber* hood fan and wine fridge.
- 2021 New window coverings (manual and *Somfy* remote control)
- 2019 Wireless security system installation (*Prices Alarm*)
- 2019 New *Panasonic* guest bathroom fans (2)
- 2019 Shaw Internet cable infrastructure from the main access road to the house

Home Exterior

- 2023 Cedar deck re-stain (1265 sqft)
- 2022 Cedar deck re-stain (2359 sqft)
- 2021 Significant replacement of cedar siding (south, west, & east sides)
- 2021 Cedar deck repair, partial replacement, and stain (2359 sqft)
- 2021 New exterior wall lights
- 2020 New *Plygem* windows (24), doors (2) and sliding doors (5)
- 2019 New torch-on roof

Garage

- 2022 New lighting
- 2021 Installed workshop cabinets
- 2020 New torch on roof (garage and entry)
- 2020 Updated electrical
- 2019 New garage door & *LiftMaster* garage door opener

Heating & Cooling

- 2020 New *Daikin* mini-split heat pump units (5 in total) (12-year warranty)
- 2020 New *Daikin* 5T heat pump (12-year warranty)
- 2020 New *Daikin* 3T heat pump (12-year warranty)

Electrical

- 2024 New house-to-emergency-back-up-generator breaker system
- 2022 New *DuraMax* 10,000 BTU portable generator (*list as an inclusion??*)
- 2021 New electrical subpanel and significant electrical upgrades (permit available).

Plumbing

- 2023 New *DAB Eskybox Mini-3* automatic water pump for house
- 2021 On-demand hot water system
- 2020 Two new 250 USG internal water tanks
- 2020 Upgraded water tank plumbing & design
- 2020 New 80gal *John Wood* hot water tank
- 2019 New *JetRite 2* internal pressure tank
- 2019 New *Viqua* sediment and UV water filtration system

Septic

- 2023 Septic tank cleanout
- 2023 Septic system maintenance and repair
- 2022 New *Fujimac* septic system aerator (middle septic system zone)
- 2022 Septic tank cleanout
- 2020 Septic system inspection
- 2019 Septic system inspection

Well

- 2020 New double check valve
- 2019 New *Mono Drive* well control unit
- 2019 New *Franklin* 3/4HP well pump
- 2019 New well wiring (220ft)
- 2019 New well ABS piping (220ft)

Pool

- 2023 New thermal pool cover
- 2023 New *Panasonic* pool ventilation system + humidistat
- 2023 Updated breakers & electrical
- 2021 Paint, curtains, lighting update
- 2021 New 80,000 BTU *Raypak* pool heat pump
- 2019 New pool sand filter

Yard & Garden *(Hundreds of plants over the years – evergreen, deciduous, bulbs, etc.)*

- 2024 Four yd³ of topsoil
- 2023 Tree cutting & limbing
- 2023 Six yd³ of topsoil
- 2023 Permanent stairs to the garage/house roof.
- 2023 Modified ladder to the pool roof.
- 2023 New 10x10 hobby greenhouse
- 2023 5 new metal vegetable garden boxes
- 2023 Front gate re-design
- 2023 Re-surfaced concrete sidewalk
- 2021 Oceanfront pergola cedar deck
- 2021 Three flower and vegetable raised beds
- 2021 Eight yd³ of topsoil
- 2020 Oceanfront pergola
- 2019 Deer fence (~1 acre around house)
- 2019 New 100amp solar panel powered & Lift Master gate opener
- 2019 New garden/wood shed
- 2019 New courtyard & arbor
- 2019 Rock gardens, flower gardens and waterfall feature

Irrigation *(There are 9 water tanks)*

- 2022 New 10-zone irrigation system
- 2022 One 2400 USG water tank
- 2021 Two 1200 USG water tanks
- 2020 *Leader* High Performance 50psi submersible pump
- 2020 Two 1200 USG water tanks
- 2020 One 175 USG water tank
- 2019 One 1200 USG water tank
- 2019 One 165 USG water tank
- 2019 One 250 USG water tank