

1707 Fish and Game Club

Upgrades & Features

Exterior & General

- Custom detailing around windows, doors, and siding
- Reinforced porch ceiling for swing installation
- GFI outlet in soffit
- 20' x 10' greenhouse with six raised metal beds
- Two frost-free water hydrants
- Minimum 9' ceilings on both main and lower levels
- Upgraded custom window and door trim throughout
- Paved driveway (\$16,000 value)

Security & Technology

- Comprehensive security system with optional Vivint monitoring (\$80.76/month)
- Remote-access doorbell camera
- 360° camera system (5 exterior cameras + doorbell cam with audio)
- Garage door sensors and remote openers
- Entry, motion, glass break, fire, and CO2 sensors
- Water sensor in utility room
- Hardwired control station with 1TB storage
- Ubiquiti network system (switcher and wireless hubs throughout home)
- Cat 6 wiring throughout: bedrooms, garage gym, office, and behind all wall-mounted TVs
- Samsung Frame TV with hardwired network access
- Rough-in for in-floor plugs in living room
- Pre-wiring for ceiling speaker system (drawings available)
- Telus security system (\$67.25/month)

Pool & Outdoor Living

- 20' x 40' heated inground pool with waterfall feature and natural stone coping
- 8' x 14' pool shed with 14' x 16' covered seating area
- Electrical & Cat 6 rough-ins for outdoor kitchen/bar and TV
- Steel roofing and trim to match home
- Pre-wired for 2 exterior speakers
- Hot tub pad with electrical rough-in
- Back deck pre-wired for speakers
- Propane hookup for BBQ
- Outdoor kitchen installation (\$4,000 value)
- Landscaping investment (\$160,000)

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✨ Interior Highlights

- Soft-close drawers on all cabinetry
- Concealed trapway toilets in all bathrooms
- Custom oak staircases and under-stair storage
- Visual Comfort designer lighting throughout
- Panasonic Whisper Choice fans with humidity/motion sensors

🏡 Main Living Areas

- Foyer with front door, sidelights, and transom windows
- Vaulted great room ceiling with beams and dimmable up-lighting
- Propane fireplace with quartz surround and custom mantle
- Built-in shelving and storage
- Art lights above built-ins

Dining/Kitchen:

- 10' x 4' island with quartz countertops and backsplash
- 36" propane gas range with griddle
- 42" Victory Star range hood (LED lights, dishwasher-safe baffles)
- Concealed range hood and island cabinetry
- Bosch paneled dishwasher, warming drawer/slow cooker
- Concealed 36" refrigerator and 36" freezer with ice/water tap
- Drawer microwave in island
- Under-cabinet lighting and outlets
- Spice/oil racks, utensil pull-outs, garbage/recycling pull-outs
- Coffee bar with pot filler, quartz counter, backsplash, swing arm lighting, mixer lift, under-counter fridge, charging drawer

🥬 Walk-In Pantry

- Pocket door with glass window insert
- Quartz countertop
- Full-height adjustable shelving with motion sensor lighting

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Bedrooms & Bathrooms

Primary Suite:

- Tray ceiling with designer pendant lighting (Varaluz Fascination)
- Walk-in closet with ceiling-height cabinetry, glass uppers, pull-down rods, laundry hamper, motion lighting
- Ensuite with freestanding tub, chevron-tiled glass shower, custom quartz, Kohler fixtures, double vanity, Rejuvenation lighting

Jack-and-Jill Bath:

- Quartz vanities, tiled tub/shower
- Removable wallpaper
- Night light outlets

Powder Room:

- Herringbone tile
- Signature Hardware console sink
- Custom paneling

Secondary Bedrooms:

- Walk-in closets
- 4 out of 5 rooms with custom built-ins
- 3 out of 5 rooms with built-in laundry hampers
- Soft-close cabinetry and designer fixtures

Office

- Tray ceiling
- Soft-close barn door
- Custom panelling and crown moulding
- Built-in window seat with drawers
- File drawer inserts and printer station
- Rough-in for electrical and Cat 6
- Visual Comfort swing arm lighting and art lighting

Mudroom & Laundry Room

- Quartz bench and countertops
- Herringbone tile
- Blanco Ikon 33 sink
- Built-in desk, broom closet, and pantry-style rollouts
- Glass pocket door
- Visual Comfort Limoges lighting
- Upgraded washer & dryer (\$2,500 value)

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Garage

Single Garage:

- Insulated and drywalled
- Heat pump installed
- Side-drive opener to preserve ceiling height
- Hardwired network access and TV plug
- Trim-matched windows
- Heating & A/C

Double Garage:

- Drywalled and insulated
- Side-drive opener
- Hot & cold water hose bib

Lower Level & Recreation

Recreation Room:

- Wine storage closet with floor-to-ceiling tile, glass door, and lighting
- Wet bar with quartz, tile backsplash, chevron island, open shelving, and glass drawers
- Silgranit bar sink (Kohler), pendant lighting
- Media zone wired for 3 TVs with hidden wiring
- Propane fireplace with tiled surround

Main Lower Bath:

- Tiled glass shower, quartz counters, linen storage, Brizo fixtures

Ensuite Bath (Lower Level):

- Tiled glass shower, custom quartz, Kohler fixtures

Home Theatre Room

- Urban Woodcraft reclaimed barn doors
- Tray ceiling with concealed LED lighting
- Soundproofed walls and ceiling
- 135" Cirrus Stratus 2.35:1 screen
- Projector mount
- Wired 5.1.2 surround sound
- Prewired for 7.2.4 surround

Additional Investments (Since Purchase)

- Paved Driveway – \$16,000
- Generac Whole Home Generator – \$19,000
- Outdoor Kitchen – \$4,000
- Landscaping – \$160,000
- Upgraded Washer & Dryer – \$2,500