

LOVE IT « OR » LIST IT VANCOUVER



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JULIA & BRETT

Julia and Brett were eager to start a family, but their first order of business was to find themselves a home! Armed with fond memories, Brett convinced Julia to look in his old neighbourhood. Anxious to get into the market quickly, it seemed like an affordable area in the suburbs. They agreed on a spacious, 2-storey home despite Julia's misgivings that it had a lot of flaws, was dated and meant a lengthy drive to and from her work. Now 9 years, and three kids under 5 later, Julia isn't so forgiving of the dysfunction of the house or her long commute that robs her of time with her family. Brett loves this house, he sees nothing but lots of square footage and potential—they could easily be the house on the block that hosts all the parties or is filled with neighbourhood kids after school, and all they need is Jillian's help. But where Brett sees potential, Julia sees problems. She is fed up with the formal living and dining spaces that never get used, a cramped and dated kitchen with inadequate seating and storage and a bathroom with a lingering, funky smell. She hopes Todd can find a house that needs zero weekend projects and takes some of the stress out of her daily commute to work. There must be a turn-key home closer to the city in their budget, with all the bedrooms they need... right Todd?

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KITCHEN

Cabinetry: Merit Kitchens, wall cabinets/tall cabinets: Lectus Cabinets in Laurel Flat style, Species: MDF, Color: Arctic White Matte, Lower cabinets: Lectus Cabinets in Laurel Flat Style, Species: MDF, Color: Marine Matte

Cabinetry and Door Hardware: Emtek, Pulls: Alexander 8" center, model 86427 color US14, Pocket Door: Mortise Style, model: 2115 color US15

Backsplash: Olympia Tile + Stone, Oriental White Marble basket weave, polished finish

Countertops: Radianz, Orion 3 cm

Plumbing Fixtures: Kohler, Sink Undertone Preserve, Model: K-3171-HCF, Faucet: Artifacts single hole pull down, model: K99259-SN

Paint: General Paint, Walls: 58-030 Metropolitan WH04 Semi Gloss, Ceiling: 52-060 Metropolitan WH04 Flat, Door: HP 2000 Semi-gloss 58-030 Sylvan 409B Semi Gloss, Trim: 58-030 Winter Sky 212B Semi Gloss

Blinds: Wholesale Blind Factory, 2" faux wood in warm white

Lighting: Design Lighting, P640LB1-Mini Pendant

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FAMILY ROOM



Fireplace Surround: Dreamcast, French Country Standard Mantle 72, color: Chalk

Fireplace Gas Insert: Valor Fireplaces, Insert: Natural Gas H5 1100JN, Pebble Beach Driftwood log set 1101DWK, Fluted Black Liner 1125FBL, Black Powder coat Frame 1" 1130FFK

Paint: General Paint, Walls: 58-030 Metropolitan WH04 Semi Gloss, Ceiling: 52-060 Metropolitan WH04 Flat
Trim: 58-030 Winter Sky 212B Semi Gloss

Blinds: Wholesale Blind Factory, 2" faux wood in warm white

Artwork: Minted.com, "Misty Forest" by Lindsay Megahed

Cabinet and Door Hardware: Emtek, Cabinets: Alexander 8" center, model 86427color US14, Interior Doors: model: 8131 color US15 with Quincy Rosette color US15

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DINING ROOM

Hutch and Bar: Merit Kitchens, Lectus Cabinets in Laurel Flat style, Species: MDF, Color: Arctic White Matte

Lighting: Design Lighting, 43918NBR-Natural Brass Foyer

Paint: General Paint, Walls: 58-030 Metropolitan WH04 Semi Gloss, Ceiling: 52-060 Metropolitan WH04 Flat, Trim: 58-030 Winter Sky 212B Semi Gloss

Artwork: Minted.com, "Connection No. 1" by Kelly Ventura

Blinds: Wholesale Blind Factory, 2" faux wood in warm white

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POWDER ROOM

Sink: Kohler, Cimarron Pedestal Sink, model: K2362-0 (white)

Paint: General Paint, Wall Trim: 58-030 Winter Sky 212B Semi-Gloss

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MERIT
KITCHENS

merit-kitchens.com

KOHLER

ca.kohler.com

 **DreamCast**

dreamcastdesign.com

Radianz
Quartz Surfaces

staron.com/radianz/us/main/main.do

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 **General Paint**

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