

Proudly present: 51005 Boulder Drive, Chilliwack BC

Entire house custom designed by owner, and built by Quadri Projects: Jim Jonk

EV electrical outlet in garage

Side mount garage door motors with Lift Master automatic door lock

Extra tall garage doors

Electrical outlets in garage ceiling over each car bay to accommodate ceiling lifts

Motion sensor activated lights in garage

Automatic outdoor peak lights turn on and off based on seasonal time of dusk

Roughed in for generator with transfer switch electrical panel already installed

Roughed in for gas ceiling heaters on main floor deck off office and main upstairs deck off of media room

BBQ gas hook-up on main lower deck

Hot/cold water tap on main lower deck

Cold water taps on upstairs deck, on main floor outdoor sidewalk under kitchen sink window, and in garage

Roughed in for Navien on demand water heater

Incarcerator garburator

Automatic Hunter Douglas blinds controlled by remotes and Hunter Douglas mobile app Hardwired alarm system

Front door doorbell camera – monitors located in butlers pantry and upstairs landing at the top of stairs

Outdoor cameras located at front garage, office deck, and main deck – mobile app to monitor

Triple locking secured doors on all exterior doors with Emtek hardware

Both gas fireplaces controlled by thermostat and battery back up for power outage

Custom limestone fireplace mantel in living room + 60,000 btu fireplace

Front entrance gas lanterns with control switch to turn off while on vacation

In floor electrical outlet in office floor

Roughed in electrical outlet x2 located in living room floor

Heated electrical floors in master ensuite and guest ensuite bathrooms – thermostat controlled

Tiles throughout house imported from Spain

Seamless floor transitions between tile and hardwood

Wood floor vents matching hardwood flooring

Electrical outlets in baseboards on main floor to minimize visual disturbance on walls

Solid aged brass hardware imported from the UK on all cabinetry throughout the house

Solid wood cabinet throughout house

House of Rhol Riobel shower and freestanding tub fixtures

- All shower control dials located outside of shower head stream

Kohler bidet seats in master ensuite and guest ensuite bathrooms

Schluter Kurdi waterproofing membrane in all showers

Vintage reclaimed claw foot cast iron tub in master ensuite bathroom

Cheviot pedestal sinks in both powder rooms

Designer light fixtures throughout house include: Visual Comfort, Currey and Company, Hinkley, Normann Copenhagen, Harp and Finial, etc.

Wall stair lighting illuminating stair treads

Custom designed metal railings on main staircase

Wrought iron fencing with pass code locking gates

Fenced in dog run

Fire sprinkler system throughout house

5' crawlspace spanning entire footprint of house

Metal roof accents

Central vacuum system