

# WELCOME TO 630 ALPINE COURT

## GENERAL CONSTRUCTION:

9 ' ceilings on main & upper floor  
Vaulted ceilings in both Master bedrooms  
Full cedar-shake siding – 3 coats of paint  
Main & Upper floors connected to foundation with reddy-rods epoxied & bolted into foundation  
Structural concrete column formed into west wall  
Engineered truss floor joists on one foot centers  
2 X 6 framing  
Suspended concrete slab patio over garage  
Extra wide wooden soffits  
Leaf guard gutter system  
**Westeck** windows & doors with E-glass  
Upper floor supported by over-sized **Parallam** beams  
Custom cut glass windows in master & ensuite

## MECHANICAL:

200 Amp panel with 2 sub-panels  
Roughed in for pool/spa w/separate electrical sub-panel  
Separate electrical panel for legal basement suite  
**Riobel** brass plumbing fixtures  
225,000 BTU on-demand hot water system  
Re-circulating hot water pump  
Radiant floor heat (8 zones)  
**Viessmann** boiler with exterior temperature drop sensor  
2 solar powered roof attic vents  
HV air recirculation system  
Central vacuum system  
Top quality electrical fixtures & fans  
Extensive outdoor lighting  
Toto toilets  
5'6" soaker tub w/air jets in master bath  
Separate walk-in jetted shower in master bath

## KITCHEN:

Designed by **Supreme Kitchens** – Cherry wood cabinets w/full dove-tailed self-closing drawers & doors  
Granite counter-tops w/farmhouse ceramic sink  
Stainless steel corner appliance garage  
Spice drawer

## APPLIANCES:

48" **Sub Zero** refrigerator  
**Wolfe** - 6 burner gas range top  
**Wolfe** - self-clean oven & warming drawer  
**Bosch** - stainless steel dishwasher  
**Panasonic** microwave oven  
**Faber** hood-fan  
**Samsung** gas dryers  
**Samsung** washing machines  
Full wet-bar w/wine fridge

## FLOOR COVERINGS:

Solid marble tile on main floor, upstairs bathrooms & laundry room  
Top quality carpeting in bedrooms & downstairs theatre room

## SECURITY:

4 camera security system w/recorder viewable on smart phone  
Multi-zone intruder alarm  
Front door bell video camera system

## MEDIA SYSTEMS:

2 home theatre 7 speaker systems (ceiling speakers installed)  
Separate multi-media closet  
Pre-wired for **Nuovo** music system (6 zones)  
Super smart box for telephone, cable, internet

## MISCELLANEOUS:

54" **Town & Country** gas fireplace  
Perimeter glass railing  
16' **Eclipse** door  
Glass panelled garage door  
Tray ceiling in dining room  
1,700 sq ft of marble tile  
280 metres of concrete

Architect: **Victor Eric Design – Vancouver**  
[www.victorerich.com](http://www.victorerich.com)