LOVE IT « OR » LIST IT

EPISODE 5079 "The Young Family"

The Young family's small suburban home is bursting at the seams. Dan is counting on David to find their brood of seven a bigger space, while Krista is hoping Hilary can do enough to appease this divided family to stay.

Krista and Dan with sons Logan, Kaleb, Kairo and Gabriel.

Kitchen Transformation

After

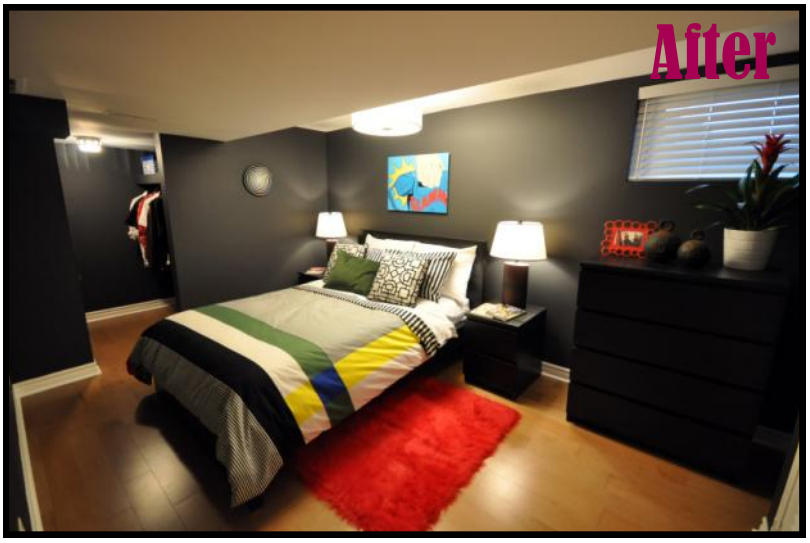
Before

Big Coat Productions 467 Queen Street East, Toronto ON M5A1T9 T: 416.507.9829 info@bigcoatproductions.com

RESOURCE GUIDE

Kitchen

Teen Bedroom



Wondering where we got it?

1	**Mercier :** Hard Maple Engineered Color: Toast/ Low sheen
2	**IKEA**: Kivik Sofa
3	**Behr:** Ethiopia UL160-20D Flat
4	**Elmwood Kitchens:** Provided the kitchenette
5	**Ostaco Windows and Doors:** All new windows in the basement.
6	**Best Brand:** Provided a fridge (EI23BC36IS)

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BEHR Paint

Room	Company	Company Website	Color Name	Product Code	Logo
Bathroom	Behr	www.behr.com	Bayside	510F-5 Kitchen/ Bath	BEHR GOOD. BETTER. BEHR.
Kitchen	Behr	www.behr.com	Ostrich	W-F-410 Eggshell	BEHR GOOD. BETTER. BEHR.
Basement Kitchen	Behr	www.behr.com	Off-white	1873 Eggshell	BEHR GOOD. BETTER. BEHR.
Basement Bedroom	Behr	www.behr.com	Cracked Pepper	UL260-1D Flat	BEHR GOOD. BETTER. BEHR.
Basement Main	Behr	www.behr.com	Ethiopia	UL160-20D Flat	BEHR GOOD. BETTER. BEHR.
Trim	Behr	www.behr.com	Ultra Pure White	1850 Semi Gloss	BEHR GOOD. BETTER. BEHR.

Furniture & Accessories

Company	Company Website	Description	Product Used	Logo
Kohler	http://www.kohler.ca/index-ca.jsp	Provides all Kitchen/Bath fixtures for Love It or List It	KITCHEN 1. Fairfax® single-control remote valve kitchen sink faucet- K-12185-VS 3.Hardwood cutting board- K-3278 4. Bottom basin rack- K-2999-ST 5. Duostrainer® sink strainer- K-8801-VS, Qty: 2, 6. Undertone® large/medium undercounter kitchen sink- K-3354 MAIN FLOOR BATHROOM 1. Chalkstripe® 30" vanity- K-2474-F42 2. Iron/Impressions® 31" cast iron one-piece surface and integrated lavatory- K-3049-1-0 3. Bancroft® monoblock lavatory faucet- K-10579-4-CP 4.Chalkstripe® mirror- K-2508-F42 5.Bancroft® Rite-Temp® pressure-balancing bath and shower faucet trim, valve not included- K-T10581-4-CP 6. High flow Rite-Temp® pressure balancing valve with stops- K-2971-KS 7. Bancroft® 24" towel bar- K-11411-CP 8. Bancroft® toilet tissue holder- K-11415-CP 9. Bancroft® robe hook- K-11414-CP Qty: 2 10. Clearflo slotted overflow brass bath drain- K-7271-CP 11.Bancroft® Comfort Height® two piece elongated 1.28gpf toilet- K-3827-0 12.Rutledge® Quiet-Close™ elongated toilet seat with Q3 Advantage- K-4734-0 11. Archer® 5' bath- K-1123-RA-0 BASEMENT KITCHENETTE 1. Undertone® extra large rounded undercounter kitchen sink- K-3335 2.Elate™ pull-out kitchen faucet- K-13963-VS 3.Bottom basin rack fits 17-7/8" x 17-7/8" basins- K-3191-ST 4.Duostrainer® sink strainer- K-8801-VS	THE BOLD LOOK OF KOHLER.

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Furniture & Accessories

DVI Lighting	http://www.dvcanada.com/	Provided Lighting for all Rooms	1. SKU # DVP1442Finish: SN 1. SKU # DVP25T20 Qty: 2 2. SKU # DVP5307 Finish: BN 1. SKU # DVP2787 Finish: SN SKU # DVP5308 Finish: BN SKU # DVP3122	
MERCIER	http://www.mercier-wood-flooring.com/	Provided Hardwood flooring	Type: Hard Maple Engineered Colour: Toast Finish: Low sheen	
Latitude	www.latitudeonline.ca	Provides Custom Countertops	Main Kitchen Stone: Caesar Stone Colour: 9140 Charcoal Edge Profile: 1 1/2" Double Bevel Basement Stone: Caesar Stone Color: 3380 Espresso Edge	
Ostaco Windows and Doors	http://www.ostaco.com/	Window replacement	Installed new windows in basement	
MU Flooring	www.muflooring.com	Installs Hardwood	Installed Hardwood floor and hand rails and pickets for the stairs	
Olympia Tile	http://www.olympiatile.com/	Provided Tile for the Young's	Provided Tile: Kitchen Floor Palais - Grey Kitchen Backsplash Arctic White Matte Shower Walls Yukon Bev Bathroom Floor Geotech - Green	
Elmwood Kitchens	http://www.elmwoodkitchens.com/	Custom Cabinetry	Provided the Young's with a new kitchen	
Berenson Handles	http://www.berenson.ca/	Kitchen cabinet handles	1. Main Kitchen Knobs: BP26127-G10 Qty:20 Pulls BP26126-G10 Qty:10 2. Kitchenette Knobs BP27018-AA Qty:10 Pulls BP27016-AA Qty:15	
Best Brand	http://www.bestbrandappliance.ca/	Appliance Warehouse	Provided the Young's with Fridge: EI23BC36IS Range: EI30ES5CJS Micro/Hood Fan : EI30BM5CHS Dishwasher: EIDW6305GS	
Allan Rug	http://allanrug.com/	Carpet Installers	Provided carpet for the Young's basement stairs	
Dricore	http://www.dricore.com/en/eIndex.aspx	Subfloor Moisture Barrier	Dricore Installed in Basement	
Serta	http://www.sertacanada.com/index.html	Mattress Supplier	1 King Size Mattress	
Insta-Insulation	http://www.instainsulation.com/	Spray Foam Insulation	Provided spray foam insulation	

RESOURCE GUIDE

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Furniture & Accessories

Green Stream Environmental Inc.	http://www.greenstreamenvironmental.ca/index.php	Asbestos Abatement	Provided asbestos removal	GreenStream environmental inc.
Schluter System	www.schluter.com	Shower Install System	Provides Shower System	Schluter Systems
Toyota	www.toyota.ca	Automotive Company	Ed Richardson drives a 2011 Toyota Tundra	TOYOTA
Blaklader	www.blakladerworkwear.ca	Construction Clothing Supplier	Provides all work clothing for the construction crew	BLÅKLÄDER WORKWEAR
UMBRA	www.umbra.com	Provides Home Accessories	Provided home décor	umbra
Weiser	www.weiserlock.com	Door Hardware	Provided all locks	WEISER SECURITY & INNOVATION SINCE 1904
U BOX IT	http://www.uboxit.com/	Provides Disposal Boxes and Bins	Boxes and Bins	U-BOX-IT
Bosch Tools	http://www.bosch.ca/content/language1/html/index.htm	Provides Tools for the Construction Team	Provides Tools	BOSCH
Journey Transportation Service	www.journeytransportationservicesinc.com	Provides same day courier services	Handled all deliveries/pick-ups	Journey Transportation Services Inc. "specializing in same day service"
Shure - Line	http://www.shurline.com/NewsletterSignUp/tabid/75/Default.aspx	Provides all painting materials	Paint Materials	SHUR-LINE SURE YOU CAN
North Safety	http://www.northsafety.com/	Provides all safety equipment	All safety products	NORTH by Honeywell
Kiddie Canada	http://www.kiddecanada.com	Provides all smoke/CO2 detectors	All smoke/CO2 detectors	Kidde A UTC Fire & Security Company

RESOURCE GUIDE

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She says...

Creating seating for 6 is a challenge in any kitchen but particularly when the kitchen is a little bit small. One of the solutions that I like the best is banquet seating which we have here. There is actually seating for 8 people around this table without taking up any space that you need for the kitchen to function. The other thing that is great about a banquet? Extra storage.

- Hilary Farr

... He says

Every showing on your home has the potential not only to produce an offer but also to sell your house. Before a showing you should make sure that your house looks great and also make sure that you are not home during the showing. You may know your house from front to back and be able to tell a buyer something that an agent might not know but there is also a chance that you being home can have negative effects on the showing. One, the buyer will rush through the house because they will think they are imposing on your Sunday afternoon. Two, the buyer is not going to express themselves in terms of what they like, what they don't like and what they think might need to be worked out in order to buy the house. If the buyer is not expressing themselves during the house tour, the agent cannot do their job to work those things out for them. The buyer ends up leaving the tour not knowing why they didn't like the house but rather that they just didn't like it. So do your best to not be around during showings or it might cost you an offer.

- David Visentin