

4693 West 3rd Ave

This solidly built home has the traditional elegance of a New York brownstone featuring sandstone trim and interior modern industrial elements

House Features

- Architecturally built to capture light and space
- Engineered with **HUS** signature of quality and a 2-5-10 Home Warranty by Travelers
- Great views of the city, harbour and mountains from the main and upper floors
- Fabulous entertaining space with an open living/dining/kitchen plan
- Hand crafted tiles throughout with an encaustic tile feature in the elegant entrance way
- Forced Air heating and AC in the summer months
- Heat Recovery Ventilation System (HRV)
- NAVIEN High Efficiency condensing boiler with electric holding tank. Re-circulation pump provides constant hot water in seconds
- Three Town & Country luxury fireplaces with elegant tile detail and handmade oak custom fireplace mantles
- Nuheat floor heating system under all tile flooring
- Calacatta and Carrara marble bathrooms
- Wrought Iron handrails
- LUTRON Lighting throughout. Energy saving with wireless total home control. Lighting can all be controlled from an iPhone or central IPAD
- Sonance Speakers throughout
- LED Light bulbs throughout
- State of the art Security with 5 cameras located around the property
- Standalone camera for the front wrought iron gate
- Crafted oak wide plank, hand scraped flooring
- Floors contain Bona R851 highest sound deadening ratings with moisture prevention
- Imported German EuroLine Energy Star Windows
- Extensive custom millwork throughout the home
- HIDE A HOSE Vacuum (www.hideahose.biz)

- Exterior: quality Brxton Brick (www.brxtton.com)
- LUTRON controlled garden lighting
- Irrigation system
- The building envelope was fully monitored and approved by JRS Engineering LTD
- Double car garage alarmed with camera
- Lots of storage including finished crawl spaces
- Magnificent landscaping and paving by **Rose and Pistols**
- Individually designed front and rear patio eating areas
- Beautifully manicured rare tree features that coordinate with the architectural character of the home
- Energuide rating of 86%

1st Floor/Basement

- Ceiling height is approximately 8'6"
- Bedroom with en-suite perfect for in-laws or nanny
- Built-in bar with small fridge and sink
- Open concept mudroom with lots of custom cabinetry, natural light and space
- Recreation room with state of the art surround system ready to transform into a large media/theatre/ entertainment room
- Powder room
- Separate large entrance and patio
- Laundry room features MIELE side by side washing machine and dryer. Folding counter. Laundry chutes on all floors connecting to laundry room
- Large Oak Wine Cellar: Holds approx. 100 bottles, granite counter top, old brick feature wall
- Wainscoting in mud room

2nd Floor/Main

- Ceiling height is approximately 9'6"
- Charging station located in front hall closet for convenience of charging all handheld devices

- Floor plugs in living room for convenience of plugging in floor lamps. Custom oak grill heating vents
- Articulating, accordion style industrial doors off of living room to back deck creating great flow between inside and out. Lots of entertaining space
- Kitchen: Miele Appliances including: fridge with ice maker, double oven, 5 burner gas cooktop, hood vent, built-in coffee maker, and convection microwave
- Exquisite Oak cabinets in the open concept Kitchen with soft close feature and European style hinging. Blue-Grey granite color down and creamer color up
- Handmade Italian tile backsplash, pot filler, Kohler Farmhouse sink, honed granite countertops
- Barn Door to custom pantry with lots of built-ins including recycling compartments and laundry chute
- Kick Vac
- Elegant powder room with handmade tile and wainscoting

3rd Floor

- Ceiling height is approximately 8'6"
- 4 bedrooms on upper floor, three with beautiful, naturally lit ensuites
- Master Bath: Herringbone Carrara marble floor tile, large rain and body spray shower, Carrara marble countertop, Kohler sinks, towel warmer
- Master Bedroom: hand cracked tiles around designer fireplace. This was designed to complement the views of the water and mountains
- Safe concealed in walk-in closet. Laundry chute from the closet. Custom cabinetry with shoe racks, space for long dresses, his and her sectionals

4th Floor (Roof Deck)

- Open roof deck with over 280 degree views
- LED Lighting, 2 gas hook ups, TREK decking, and glass railings to capture the magnificent views
- Roof: Treated Cedar shingles and Torch-On Membranes