2468 VARLEY LANE | West Vancouver

Features

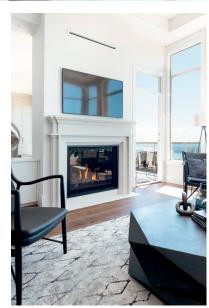
- Built by Polygon Homes in 1997 36 units
- Monthly Maintenance \$766.92 (Management, Gardening, Garbage, Snow Removal, Water)
- Pets allowed with restrictions two animals, either dogs or cats
- Rentals allowed with restrictions llimited to three at any one time.
- Custom cabinetry with birch plywood interiors, soft close Blum hardware and under cabinet and in-shelf lighting with custom oak hood fan cabinet; cabinetry organizers include cutlery tray, spice racks and waste/recycling pullout
- Custom solid oak doors with glass panels from kitchen into adjacent wine room with integrated wine rack and dual temperature zone wine fridge; cabinetry includes pull out pantry drawers
- Silestone engineered stone countertops and backsplashes with mitered waterfall kitchen island;
- New appliances throughout including Fisher Paykel integrated column refrigerator and freezer, Fulgor Milano professional gas range, Bosch dishwasher, Pro Gas hood fan;
- In-island Galley Workstation the new kitchen appliance and culinary system handcrafted in USA;
- Engineered European wide plank, white oak hardwood flooring throughout; 100% natural wool carpets in both bedrooms and closets;
- Italian engineered stone from Lea Ceramiche installed in both master and guest bathrooms; new Italian porcelain tile on balcony; and new high durability stone slabs installed on front patio;
- Large format H6 gas fireplace with heat shift technology; custom precast stone fireplace surround and stairway wall cap handcrafted by Masanastone;
- Custom-made solid oak stair railing;
- Emtek door hardware throughout with lifetime product warranty;







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Features Cont'd

- Architectural LED lighting throughout including several fixtures from Spanish designer LZF;
- Stor-X custom closet cabinetry and organisers in both master and guest closets;
- Alarm system/Ring video doorbell/automated light filtration blinds;
- Samsung Frame TVs in both living room and kitchen; inceiling stereo speakers and wifi extenders on each floor; wired to accommodate smart home products and entertainment systems, including Sonos;
- Newly installed electric car charger, new epoxy garage flooring and brand new Liftmaster Garage Door System including smart home connection and one year warranty.
- New Navien Combi Boiler (high condensing efficiency tankless water heater system)
- New sprinkler heads installed throughout Electrical
 was brought up to current code with arc fault
 interrupters installed on all new circuits plumbing,
 sprinkler and electrical permits were applied for,
 inspected and passed on the renovation.
- Power for AC system has been roughed in; locations for two indoor units and outside compressor determined; awaiting permission from Strata Council.
- Irrigation for patio planters;
- BBQ allowed on front south deck and can be tied into the main gas line





RAY & LYNDA PROC

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