

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 - limited 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; in-ceiling 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



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