



702 - 788 Arthur Erickson Place

"Evelyn" West Vancouver

Features

- Automated lighting
- Automated sound control with built-in speakers in the kitchen
- Wide Plank, engineered oak hardwood flooring throughout the suite
- Solid wood interior doors
- Forced Air heating & cooling (Heat Pump)
- Slim Line Remote Control Roller Shades, 95% UV blockage
- Multiple oversized organized closets with contemporary flat panel doors
- Contemporary flat profile painted baseboards and door casings.
- Laundry room with porcelain tile flooring, full size washer & dry + a laundry sink
- Alarm system
- Six sets of French or sliding doors open onto the deck
- Custom designed wall mounted cabinet with back lighting in the living area
- Partially covered oversized terrace with landscaped framed edges & gas fireplace
- Private den with views and deck access
- Two Storage Lockers #02 & #03
- Two Bike Lockers in a secured bike room #43 & #44
- Parking – Secure Double Garage #84 & #85



Kitchen

- Open concept kitchen with bar seating for entertaining
- Custom flat panel "light wheat" oak wood and white lacquer cabinets
- Caesar Stone countertops including island sides with bar stool overhang
- Wood paneled 36" Sub-zero integrated fridge with dual freezer bottom drawers
- Wood paneled Asko 24" full size integrated dishwasher
- Miele 36" gas cooktop & 30" convection wall oven
- Faber 36" low-profile slide out 3 speed hood fan
- Panasonic built-in microwave
- Sub-zero under counter integrated wine fridge
- Stainless steel large undermount single sink with garburator
- Kohler polished chrome faucet with extractable spray
- Water filtration
- 6'x6' Pantry

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Master Bedroom & Ensuite

- “Nuheat” electric floor heating in all three bathrooms
- 12”x24” French Linen honed travertine stone floor tile with 2”x4” shower tiles
- “Light wheat” finished oak custom wood vanities & medicine cabinets
- Double undermount sinks in the ensuite
- Polished marble slab countertops
- Kohler “Touchless” electronic bidet toilets in both ensuites
- Deep soaker tub and separate shower in master ensuite
- Showers encased in frameless glass and floor to ceiling tiles
- Two walk-in closets in the master bedroom + spacious shoe closet



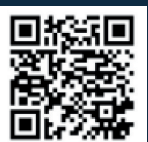
Second Bedroom / Office

- Second Bedroom redesigned into a stunning home office
- “Book matched” rosewood shelving and cabinetry
- Glass magnetic “cork” board
- Hydraulic desk



Building Features

- 67 suites in the strata (two buildings)
- 8 floors in the building
- Concierge shared between the two buildings (sits in 768)
- Stunning entry foyer with secure building access & water features
- Pets allowed - maximum 2 - cats or dogs
- Rentals Allowed (no short term)
- Monthly Maintenance \$1,372.38
- (Management, Caretaker, Gardening, Gas, Hot Water, Water, Rec Facilities, Snow Removal, Sewer)
- Underbuilding secure visitor parking & car wash
- Huge fully equipment gym with separate yoga studio
- Private changes rooms for the gym with wet & dry saunas
- Two convenient footpaths run through the property to Park Royal



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