

Features

Exterior

- Custom built Craftsman Style family home located on a nice quiet tree-lined street in Dunbar
- Conveniently located nearby various schools, parks, Dunbar community center, transit, boutiques, cafes, Stong's Market and easy access to downtown Vancouver, UBC, Pacific Spirit Park, Jericho Beach
- Functional layout with 4 bedrooms and 4 bathrooms, den/sitting room and a recreation room
- School catchment: Lord Kitchener Elementary School and Lord Byng Secondary School; also nearby St. George Private School and UBC
- Meticulously built by reputable local Japanese builder, **Maeda Development Ltd**.
- Architecturally designed by Georgia Award winner, **John Henshaw Architect Inc**
- Solidly built house with 2x6 construction, sitting on 33' x 130' lot
- Craftsman style front door, knee braces, rafter tails and a beautiful cast-iron mail box adds character and charm to the front appeal
- Coloured and Textured front walkway, entry steps and landing welcoming you to your home
- Grandeur Stonework on chimney, front entry posts and front elevation.
- Park your cars in the extra large insulated, heated and fully alarmed double car garage; useful for additional storage.

Interior

- Rare full height textured slab granite stonework around the gas fireplace boasts chic & elegance in living room
- Rustic hand scraped hardwood floors throughout main floor
- Beautiful solid maple hand- railing with built-in LED stair-lighting for all staircases
- High ceiling throughout main level and 8’ high ceiling throughout the upper and basement level
- Covered rear deck with cedar decking overlook your own private magnificently landscaped Japanese garden featuring a tranquil water feature
- Gourmet chef inspired kitchen with top of the line stainless steel appliances from **KitchenAid®** **Pro Line Series** which offer timeless design, smart features and latest technology and a built-in wine fridge
- Luxurious granite countertop with a large center island
- Custom built Maple cabinets with "Soft Close" feature on all doors and drawers throughout

- Bright & spacious eating area overlooking beautiful & private landscaped backyard

- A roughed-in outdoor gas hook-up allows you the enjoyment of an outdoor barbeque on your private patio all year around.
- Generous master suite with a spa-like oversized en-suite which offers elegant & luxurious free standing soaker tub, spacious walk-in frameless shower with large rain shower head & hand-held body sprayer, one piece Toto toilet and double under-mount sinks.
- Two other bedrooms feature high vaulted ceiling and large windows
- Convenient and large laundry room with Samsung full size front loading washer, dryer and laundry sink (including Steam feature)
- Basement features full ceiling height, spacious entertainment center with wet bar sink which is also roughed-in for a kitchen, and a flexible room that can be used as a guest bedroom or nanny suite. Alternatively, the entire basement can be converted into a self-contained mortgage helper suite completes with its own laundry and security system.

Comfort and Convenience

- Fiberglass Asphalt Architectural roof shingle with 30 Year Warranty
- Hardi-Shake siding that is non-combustible, non-shrinking and maintenance free with 50 Years Warranty
- Fully insulated with R-22 rating for wall insulation and R-40 rating for roof insulation
- Wooden cedar soffits and extra large double tiered fascia board
- Classic wood trim around all windows with "Header" detail
- Roof top deck with Charcoal pavers that are both long-lasting and easy to maintain
- Euro design durable rear double patio doors for both roof top deck and the basement
- 5 zone **Radiant flooring heating system** with **IBC High Efficiency boiler** as well as **Air Conditioning system** ensures even comfortable heating & cooling through the winter & summer season
- Central **Heat Recovery Ventilation** system delivers fresh air throughout the house while saving energy
- Continuous hot water heating system to ensure hot water never runs out
- Temperature controlled for all shower and bath fixtures which prevent any accidental hot water scalding
- Central vacuum system with super valve, CAT 5 wiring for high speed internet, 2 station communication with colour screen (with recording feature)
- Comprehensive security system includes entry door station with camera at the front entrance, 4 external cameras, motion sensors, security points for all windows and doors as well as sump pump control panel
- Security system is equipped with recording feature as well as the ability to connect the system to your mobile devices so you can monitor your home anywhere in the world for your ultimate peace of mind
- 2-5-10 Year New Home Warranty provided by **Travelers Guarantee Company of Canada**