

Move Up-Town & Keep the Change!



Gorgeous, luxurious, contemporary space...
and Vancouver's *ultimate intelligent choice*
Dreams can be affordable!



Marketing by Judith Meisen BuyVancouver



...Kitchen

A gorgeous house that speaks
family indulgence...



Dining Room ...

4218 Yuculta Crescent,
Vancouver



...Living Room



Den...



...Bathroom

*everything in the
quality details...*

natural light and luxurious space
converging in pure serenity



Kitchen...



...Bedroom



Ensuite...



...Master Ensuite



Recreation Room...

4218 Yuculta Crescent



bright

charismatic

impeccable

Georgie Awards celebrate excellence and are a testament to quality craftsmanship. As a winner, this West Coast rancher embodies the achievement. Renovated by Kerr Construction and beautifully maintained by the owners, this luxuriously and efficiently comfortable home is a large family natural! Exquisite attention to details in materials and finishes is seen throughout the home's spacious living areas.

The luxuriously expansive main floor is anchored by the gorgeous gourmet kitchen facing through a wall of retractable folding glass doors to the beautiful slate patio and south-facing back garden. This Chef-quality kitchen takes cooking and California-style whole new level of easy style! The gorgeous "L" shaped Caesarstone counter is a principal entertaining area.

Main rooms include a bright elegant living room with Squamish Rock fireplace, separate dining room with two-sided wall fireplace, and both opening to the beautifully private back garden. The den with large picture window faces the front garden and enjoys easy discreet access from the main entry foyer. The comfortably spacious living space offers 5 good-sized bedrooms, 4 bathrooms including 2 spa-like ensuite bathrooms and gorgeous Powder Room, and a large lower level recreation room. Simplifying household chores, the organizationally inspired laundry room on the main floor has custom built-in storage cabinets, large counters, a utility sink, washer and dryer, and large tiled water-wash centre and grooming area for pets and mudroom/yard clean-up.

If workshop tinkering is a must, the double height garage and workshop offer the perfect solution for multi-tasking/ multi-fun families! Surrounding landscape features accentuate the beautiful south-facing 80 x 148.9 lot.

2013 Gross Taxes: \$8,699

Approximate Year Built: 1973

5 Bedrooms, large Den, 4 Bathrooms, Kitchen with Eating Area

Over-height attached three-car garage from wide front driveway entrance

4,962 sq. ft. (per Vancouver Realtor Support measurements)

Prime Vancouver West Location

Salish Park Pre-paid Lease to 2073

Asking \$1.398



This property is shown by appointment.

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