

Deliciously Contemporary, Fun, Comfortable!



Magazine perfect style in a dream country setting...
Tranquil country charm in prime heart-central Vancouver West,
this property is a beautiful power player!



Marketing by Judith Meisen BuyVancouver



Superb large family comfort and enjoyment!

...Dining & Kitchen

4169 Staulo Crescent,
Vancouver



...Kitchen

*The best of
Vancouver's West Coast allure...*

Living Room...



...Family Room



Summer-kissed outdoor areas
perfect for entertaining

Foyer...



...Master Bedroom



Bedroom...



...Bedroom

Den/Office...



...Landing

4169 Staulo Crescent

charm

tranquility

light



Introduce your family to ultimate comfort - it's so easy to have it! Street appeal is just the beginning for this gorgeous contemporary with 'Under Cover' flare that can't be missed! Superb renovation with attention to detail and quality! Exquisitely appointed throughout, this 6 BR/ 4 Bath house is pure family enjoyment. The refreshing, bright, open-plan showcases elegant main rooms that overlook an outstanding outside recreation area with in-ground pool and huge executive style entertainment deck.

The grand foyer entrance leads across rich oak floors to a spacious Living room with built-in cabinetry and Valor gas fireplace with fan, an elegant Dining room with built-in maple and alder wood wall cabinetry off the gorgeous custom Chef's kitchen with huge 5' x 7' solid quartz island with 2 1/2" mitered corners. High-end appliances include Bosch, Jenn'Air and Fagor. The large main floor Den and Family rooms offer ideal family privacy and casual recreation comfort.

The bright second level features four BR's, including Master with luxury ensuite steam shower off large private balcony. The lower level features 2 BR's, Recreation room and ample storage. The property has been beautifully landscaped naturally and with SYNLawn, feature in-ground pool and huge entertainment Trex deck with built-in seating and planters. Nu-Heat flooring is in main floor kitchen, dining room and hall, and upstairs in the master ensuite. This is quality not to be missed!

2015 Gross Taxes \$8,106.61

Approximate Year Built 1974

Open design, 6 Bedrooms, 4 Bathrooms, fabulous Chef's Kitchen, Family, Den, and Rec Rooms

522 sq. ft. double attached garage from wide front driveway entrance

5,236 sq. ft. (per Vancouver Realtor Support Group Inc. measurements)

Prime Vancouver West Location

Salish Park Pre-paid Lease to 2073

Asking \$1,598,000

This property is shown by appointment.

JUDITH MEISEN

Macdonald Realty Judith Meisen BuyVancouver Inc.

jmeisen@BuyVancouver.com

www.BuyVancouver.com

M +1 604 377 0026

O +1 604 263 1911

Toll Free +1 800 771 9918

