

Rare, Beautiful, and *Perfect* Rancher



Prime Vancouver West can be within reach!
Vancouver's best kept secret and smart choice!

Marketing by Judith Meisen BuyVancouver



open comfortable design
enjoying maximum south exposure...

...Living Room

4238 Yuculta Crescent,
Vancouver



Kitchen...



...Kitchen & Eating Area

Open, well designed plan



Kitchen...

ample rooms provide quiet enjoyment



Dining Room...



...Family Room



Master Bedroom...



...Bedroom



Bedroom...

4238 Yuculta Crescent

bright

unique

perfect



This pretty rancher is a haven within a haven! Salish Park is a quiet community in an urban 'country' setting central to Vancouver's top schools and destination points, including St George's and Crofton House, UBC, YVR and some of the best recreation destinations the City has to offer.

Natural and open, the rancher design works and offers comfortable accommodation for a young family, professional couple or retired twosome. Main rooms are luxuriously spacious, enjoying a bright ambience from the premium south exposure. The living and dining rooms span across an elegant foyer. The open kitchen with eating area is off a pretty garden patio and family room with gas fireplace. There is a commodious laundry/mud room conveniently located off the garage entrance.

The bedroom area is quietly situated away from the main rooms and offers three restful and spacious bedrooms. The master bedroom enjoys an ample four-piece ensuite and large and bright walk-in closet. There is also a large five-piece main bathroom and additional two-piece ensuite.

Pretty surrounding landscaping is easy-care and has been expertly designed to embrace the property's tranquil charm. The spacious double attached garage offers excellent storage and workshop area.

This compact charming rancher offers unequaled easy-care comfort for busy families!

2015 Gross Taxes \$8,031.54

Approximate Year Built 1974

Lot size 80 x 133.98, beautiful private garden

Cross-Hall Living and Dining, 3 Bed, 2 Bath, Kitchen w/ Eating Area off Fam Room

501 sq ft attached garage from wide front driveway entrance

2,404 sq ft (per Vancouver Realtor Support Group measurements)

Prime Vancouver West Location

Salish Park Pre-paid Lease to 2073

Asking \$1,249,000

This property is shown by appointment

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