

*Rare beautiful rancher, unique contemporary design!*



- ✓ *magazine perfect, gorgeous landscaped surround gardens!*
- ✓ *a 'sneak-in' smart opportunity to get into Prime Van West!*
- ✓ *country living can be an affordable & uncomplicated luxury!*



Marketing by Judith Meisen BuyVancouver





*A lifestyle that is everything about tranquility, comfort and family!*

...Living Room

4123 Yuculta Crescent,  
Vancouver



...Kitchen

*Open design attracts natural lights throughout ...*



Family Room...



..Dining Room

*Bright, natural light through pretty picture windows*

Master Bedroom...



...Master Ensuite

Bedroom...



...Bedroom



Main Bath...



# 4123 Yuculta Crescent, Vancouver

design perfect charm



Salish Park's renown 'country life' in the heart of the City offers an enviable lifestyle. When opportunity presents a beautifully designed rancher on an 80 x 120 southwest exposed property with a superb surround garden oasis it just doesn't get any better! Central to Vancouver top schools and destination points, including St George's, Crofton House, Immaculate Conception Catholic School, Queen Elizabeth Annex, UBC, YVR and some of the best private and public golf courses and recreation destinations the City has to offer, you know this is *prime Vancouver West*.

Showcasing a natural flow and open design, this beautiful rancher is timelessly contemporary so that changing to match individual style is as easy 1, 2, 3! The property

offers comfortable accommodation for a young family, professional couple or retired twosome. Main rooms are luxuriously spacious, enjoying a bright ambience from the premium southwest exposure.

Main living and dining rooms and north wing eating area kitchen and family rooms all enjoy beautiful garden outlooks, delivering an enviable tranquil and charming ambience. The south wing bedroom area is quietly situated away from main room activities and offers four charming and commodious bedrooms. The master bedroom with ensuite has adjacent walk-out access to the gazebo enclosed hot tub. Additional bathrooms include a four-piece main bathroom and two-piece powder room. The beautiful 'magazine perfect' and gloriously private gardens have an automatic 6-zone irrigation system and have been expertly designed to perfection! The spacious double attached garage offers excellent storage and workshop area. This one-owner home enjoys an undeniable tranquil ambience and great street appeal.

Prepaid lease to 2073

Lot size 80 x 120

2017 Gross Taxes \$8,897.50

Year Built 1974

Kitchen off cozy family room with fireplace adjacent to large tiled patio and gardens

4 main floor bedrooms

3 bathrooms (2 pce, 3 pce ensuite, 4 pce)

Spacious double garage with storage/workshop

Prime Salish Park location with southwest exposure

Asking \$1,249,000

This property is shown by appointment only



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