



Presented by

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Dunbar

3793 W. 38th Avenue

\$1,749,000



Listing Broker: Sutton Group - Langara Realty

The enclosed information while deemed to be correct, is not guaranteed

FIRST IMPRESSIONS

- Heritage style architecture
- Ashler style natural granite along front and side elevations, and fireplace
- Double glazed, vinyl casement windows with true divided lites
- Private, beautifully landscaped grounds with rear patio
- Six inch bevelled wood siding

INSPIRATIONAL KITCHENS

- Granite countertops with double nosing
- Stacked double door kitchen cabinets with vertical grain flat panel door in Mahogany and solid stainless steel pulls
- Designer single lever Italian made "Paini" kitchen faucet with undermount stainless steel sink
- Recessed pot lighting in ceiling
- 3 x 6 horizontally stacked porcelain tile backsplash
- Halogen under cabinet task lighting
- Sub-Zero 36" fully integrated stainless steel refrigerator with two freezer drawers and ice-maker
- Wolfe 30" four burner stainless steel convection range
- Faber 30" chimney style stainless steel hood fan
- Garberator and under cabinet vacuum system
- Built-in stainless steel microwave, wine cooler & dishwasher
- Garberator and under cabinet vacuum system

RELAXING BATHROOMS

- Granite countertops with double nosing
- Modern Eurovit elongated toilet
- Recessed pot lighting

- Six jet jacuzzi tub in master bedroom
- Framed mirror with both stainless steel and wood
- Contemporary polished chrome accessories
- 12" x 12" porcelain floor tile

UNEQUALLED INTERIORS

- Airy 9 foot ceilings on main floor
- Maple hardwood flooring on main floor
- Luxurious carpeting on upper and lower floors
- Painted flat drywall ceilings
- Contemporary 2" horizontal blinds
- Painted wood entry door with glass inserts
- Carerra interior doors with polished chrome levers
- Clean-lined 4" flat profile baseboards and crown moulding throughout
- Custom designed closet interiors
- Extensive wainscoting in formal living room, dining room, hallways and master bedroom
- Maytag "Neptune" stacking front loading washer/dryer
- In-floor radiant heating
- Impressive gas fireplaces with custom black wenge and mahogany stain wood mantle with slate tile surround

CONVENIENCE & SECURITY

- CAT-5 internet wiring throughout, wired for fully integrated home network
- Built-in sound system with pre-wired home theatre rear speakers
- Security system with enter phone
- Full government approved third party warranty backed by National Home Warranty