

## 2062 e 8<sup>th</sup> Avenue / Front Duplex / Feature List

A modern, spacious front duplex residence with open-concept main floor featuring a stunning built-in dining banquet and three luxurious bedrooms on the upper floors.

### **Practical floor plan:**

- Open concept main floor with nine-foot ceilings and a spectacular built-in dining banquet feature.
- Living room extended by full-width, spacious front-porch connected to a private front yard.
- Second floor featuring two large bedrooms and luxurious bathroom.
- Third-floor primary bedroom retreat with flex space and double ensuite, large reach-in closet space and a north-facing covered deck.

### **Chefs kitchen with no compromises:**

- Anchored by built-in dining banquet large enough to seat eight.
- Custom millwork by local cabinet maker featuring full-height cabinetry and no visible hardware.
- Walk-in pantry.
- Fisher and Paykel appliances with a fully integrated (paneled) 36" fridge, 30" self cleaning wall oven and low profile 30" gas range.
- Fully integrated (paneled) Bosch dishwasher.
- Authentic Caesarstone quartz countertops and feature tile backsplash.

### **Three outdoor spaces and dedicated parking and storage:**

- Oversized, front-porch off the main living area.
- Private front-yard overlooking a beautiful streetscape and Japanese maple tree.
- Covered patio off third-floor primary bedroom with potential views to the north-shore mountains.
- Dedicated parking space with electric car charging capability.
- Bicycle storage in rear accessory building and full-height, underground storage area

### **Energy efficient and durable building:**

- Energy star windows by local company Vinyltek with a limited lifetime manufacturer's warranty.
- Fully rain screened, low maintenance exterior with custom metal architectural details and concrete composite siding (Hardishingle).
- Incredible comfort with radiant in floor heating, heat recovery ventilator for fresh air and high-efficiency on-demand hot water system.
- Exceptional attention to sound-proofing details in shared walls.
- 2-5-10 warranty provided by WBI home warranty.



**Smart home:**

- Smart-phone connected video intercom system.
- Smart thermostats by nest home.
- All rooms pre-wired for tv/cable/internet to a central smart panel for future expansion.
- Pre-wire for camera at front entry and rear storage area.
- Pre-wire for alarm system with motion detection, door and window sensors in both house and accessory bike storage.
- Optional whole-home audio system ready for Sonos.

**Exceptional, high-quality details:**

- High-quality, modern finishes by award winning Marrimor interiors.
- Stunning wide-plank, white oak engineered hardwood flooring.
- Black window frames inside and outside.
- Plumbing hardware featuring luxury, local brand Riobel.
- Feature lighting from Vancouver's ANDlight (spotlight series).
- Authentic Caesarstone quartz countertops (kitchen).
- Modern, floating vanities in spa-like bathrooms.

**An experienced, award-winning team:**

- Stunning architecture by Architrix design studio.
- Exceptional, modern interiors by Marrimor homes.
- Quality built by trusted WLK homes.

