

# 396 W 21<sup>st</sup> Avenue

## Features & Finishes

**Stunning 3Bed/4Bath Half-Duplex that feels like a detached home! This elevated front unit has a completely private front yard and showcases stunning mountain views!**

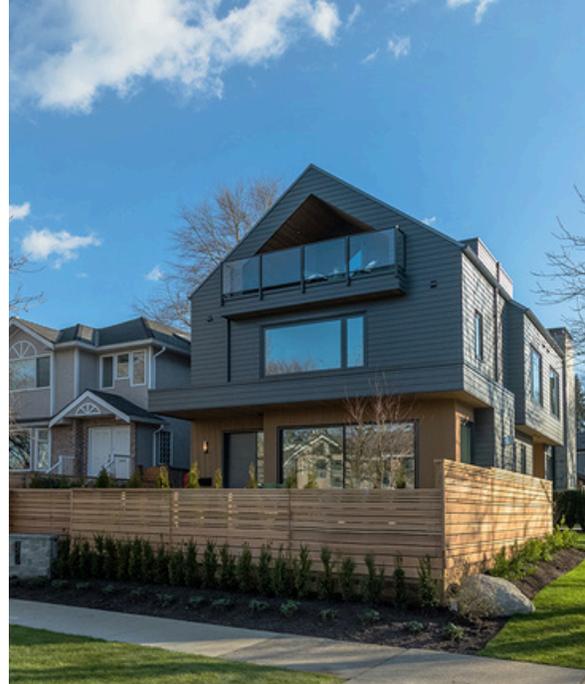
- Thoughtfully built by Rdon Construction
- Situated on a large 36' x 122' corner lot in a desirable Cambie neighbourhood
- Luxurious 1,723 sqft. 3-level floorplan
- 2-5-10 Warranty
- Stunning mountain views!

### First Impressions & Exterior

- Private street entrance
- Amazing architectural 12' triple-glazed Cortizo sliding doors
- Bright, oversized triple-pane windows (West-facing)
- Metal roof and custom colour-matched windows
- Aluminum architectural flashing throughout
- James Hardie fibre cement siding - virtually maintenance-free!
- Extra-large concrete porch
- Meticulously finished fenced garden

### Interior Features & Finishes

- Nearly 700 sqft. of living space on the luxurious main floor
- Amazing office with a custom-built table, drawers & shelving
- Stunning marble gas fireplace with built-ins
- Gorgeous wide-plank white oak engineered hardwood throughout
- Italian porcelain tile in all bathrooms
- Stunning skylights
- Incredible comfort with radiant in-floor heating & heat-pump
- Air-conditioning throughout



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### Interior Features & Finishes cont.

- Alarm system pre-wired for cameras
- 2-piece bathroom on the main floor
- Roller blinds with electric motors on sliding doors

### Kitchen Features & Finishes

- Spectacular custom full-height millwork
- Custom wood cabinetry with soft-close hardware
- Beautiful open shelving
- Quartz countertops
- Oversized island with an additional sink
- Integrated Miele appliance package with 5-year warranty (stove, microwave, cooktop, paneled dishwasher and paneled 36' F&P fridge)

### Bedroom Features & Finishes

- All bedrooms feature beautiful custom-built cabinets and closets
- Each bedroom features a full ensuite - master with a double sink
- 2 large bedrooms on the second floor
- Luxurious Master Bedroom featuring a large walk-in closet with top-to-bottom built-in cabinetry with built-in strip lights
- Flexible Third floor featuring a spacious bathroom, storage and a large balcony with a glass railing; could be a:
  - third bedroom with a full ensuite
  - or a lovely family room/flex space

### Why you'll LOVE this sought-after neighbourhood

- Beautiful tree-lined streets
- Just a short walk to Cambie Village & Main Street!
- Easy access to shops, restaurants & tennis
- Walking distance to schools and easy access to the Canada Line transit to downtown YVR
- Close to Douglas Park, and Queen Elizabeth Park, Nat Bailey Baseball and the Riley Park Community Center

