

2819 W 32nd Avenue

Features & Specs Info Sheet

GENERAL DETAILS

Home featured on HGTV and in several magazines including:

- BC Home Magazine
- Renovations Magazine

Design: Custom Tudor style home - 2 Storey with basement

Interior Square Footage: 3,182 sq.ft.

Lot Size: 33 by 130.25 sq.ft.

FEATURES

Extensively Renovated in 2008

- Roof with 30-year asphalt shingles
- Gutters & drains
- Stucco exterior
- Insulation & drywall
- Exterior drainage
- Concrete slab
- Energy efficient windows
- Skylights
- Sprinkler system on all 3 levels
- Electrical wiring & service: 200 amps total (100-amp panel upstairs & 100-amp panel downstairs)
- Plumbing & Fixtures: extensive use of cast iron & copper between main & lower levels
- High-efficiency condensing boiler
- Hot water tank

Exterior Features

- Two-car garage
- In-ground sprinkler system in front & backyard (including boulevard)
- Extensive landscaping with mature trees, cedars and magnolias
- Gas BBQ hook-up on the deck off the main kitchen
- 3 sets of solid wood French exterior doors
- Solid wood Douglas Fir entry door
- Cedar decking, fencing and coping in the front and backyard
- Slate and porcelain deck surfaces on entries and back decks
- Cedar soffits

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Interior Features

- Walnut flooring on the main and upper floor
- Custom solid wood cabinetry throughout
- Walker-Zanger entry tile
- Extensive use of marble, granite & quartz surfaces throughout
- Limestone fireplace surround in the Living Room
- Large capacity front loading washer & dryer on the main level
- Bamboo flooring on the lower level
- 3 gas fireplaces
- In-floor radiant heat on all 3 levels
- Grohe multi-jet and rain shower in the master bedroom en-suite
- Built-in central vacuum with kitchen sweep
- Emtek hardware on all doors
- Extensive wainscotting and crown moulding
- Custom trim throughout
- Monitored security system and alarm
- Media wiring throughout the house with ceiling speakers in the downstairs media area, kitchen/family and living/dining areas
- Mitsubishi Heat Pump and A/C

Kitchen

- Gourmet kitchen with large granite island and countertops
- Viking fridge
- Viking 6 burner cooktop
- Bosch dishwasher
- Second Kohler trough sink for prep and entertaining
- Custom solid wood cabinetry
- Marble, granite & quartz

Neighbourhood

- Mackenzie Heights
- Community shopping district on 33rd and Mackenzie