



## ***Home Features***

*Duplexes in the Heart of Kitsilano*

*Stunning new modern three-level duplexes designed by Architrix, built by Rdon Construction*

**2939 W. 15<sup>th</sup> Avenue 1642 sqft (Front Unit)**

**2941 W. 15<sup>th</sup> Avenue 1664 sqft (Rear Unit)**

### **Interior**

- ❖ Ceiling Heights; Main 9 Ft, Second Level 9 Ft, Third Level 10.6 Ft
- ❖ Central Air Conditioning
- ❖ Custom made Modern Chefs Kitchen
- ❖ Integrated Fisher & Paykel Fridge, Range, Two-drawer Dishwasher appliances
- ❖ LED strip light under all cabinets above counter tops
- ❖ Marvel Wine Fridge
- ❖ LG Washer & Dryer
- ❖ Caesarstone Counters and Island
- ❖ Riobel Fixtures in Bathrooms
- ❖ HRV System (Heat Recovery Ventilation)
- ❖ Radiant Heat
- ❖ Combi Boiler
- ❖ Built-in Speakers
- ❖ Wide Plank Light Oak Hardwood Floors Throughout
- ❖ Pre-hung solid doors white with horizontal decorative grooves
- ❖ Baseboards – 5 1/4" with decorative groove on top
- ❖ Alarm System for home and garage
- ❖ Lots of Storage, Huge crawl space

### **Exterior**

- ❖ Clear Stained Cedar
- ❖ Hardy Board Shingles
- ❖ High-end cladding
- ❖ Roof, Tar Shingles
- ❖ Large Windows
- ❖ Skylights
- ❖ Sliding Glass Doors
- ❖ Garage, One Car with roughed in 15-50 Amp EV Charger
- ❖ Exterior Irrigation System