



PROPERTY FEATURES

526 WEST KINGS NORTH VANCOUVER

- Fully renovated top to bottom while retaining the original character of this unique mid century Modern design.
- The entire first floor has radiant electric heated floors.
- First floor living room has a high efficiency gas fireplace and is separated from the entry by an oak and glass sliding wall.
- Laundry room has loads of storage, a massive quartz counter for folding and contains the on demand hot water system.
- Access from the pool deck to the 1st floor bath for changing and rinsing off in the glass and tile shower.
- First floor all new batt and spray foam insulation including the ceiling.
- Legal suite with ground floor side entrance can either be used as a studio or one bedroom depending on your family needs. (2x6 safe and sound insulation between the suite and main house as well as between the studio area and first floor bedroom.)
- Suite outfitted with high end German appliances and European style combination washer/dryer.
- New windows and doors throughout
- Main floor has been transformed into an open concept living space. Structural steel beam spans the living and dining room recessed in the ceiling making the space totally seamless.
- Main Kitchen Cabinets were imported from Denmark to keep with that true mid century modern aesthetic. High end German appliances including an induction cooktop in the island with a power-lift downdraft 600 cfm vent fan.
- 2 bedrooms and a modern bathroom complete the main floor.
- On the third level is an incredible primary suite with a large ensuite and walk-in closet. A large storage attic is accessed through the walk-in closet.
- The 3rd floor living room is bright with all new south facing windows.
- Both front decks have new aluminum railings and duradek surfaces
- The covered front porch was added and is built with a green roof. (Just needs the soil and plant material)
- Extensive coloured concrete work in both front and back.
- New drainage.
- New sewer line to house.
- New water main from street.
- New 200 Amp Electrical upgrade.
- EV Charger.
- Irrigation system including lawn sprinklers and under soil drip lines for garden beds and irish moss in driveway.
- Back yard: Stairs, walls, drainage, concrete deck all new. Pool redone. Custom shed for skis and bikes in back. Back alley access for additional parking.
- There is a new park under construction just down the street including: playground, spray park, pump track, sports court and refurbished tennis courts.

