

# 2188 MANNERING

victoria, east vancouver

The Vancouver Special







2188

# Reborn

The **Iconic Vancouver Special** made modern with the help of award winning interior design firm Kalu Interiors brings out an emerald in the heart of Vancouver.

The entire house is fully renovated with detailed upgrades such as exterior ground drainage, new cement levelled flooring and a complete exterior overhaul. The interior is detailed with high quality materials and finishes such as a custom kitchen and millwork throughout with high quality plywood boxes.

This 2 storey, full 2 car garage plus private parking also has a 2 bedroom mortgage helper or in-law suite for a total of 5 bedrooms and 3 full bathrooms. The mortgage helper has a full kitchen, separate laundry washer/dryer and its own separate entrance.

We've taken the time to modernize this home with the light painted brick and its bold black accents. Please enjoy!

## An Emerald in the Heart of Vancouver

If you know, you know, built in 1979, the Vancouver Special is a symbol of Vancouver's historical architecture. With an efficient rectangular layout, this house offers many options for families small and growing.

We've taken the time to sift through the details to transform this icon into a modern habitat for many decades to come. There is nothing more special than to revive life into home that simply needs, well, a long overdue makeover. We hope you enjoy viewing this home as much as we did bringing it back to life.





## Exterior

- New Roof & Gutters
- New Front Patio Deck & Custom Stained Cedar Railings
- New Back Patio Deck, Railings & Staircase
- New Doors & Locks
- New Black Aluminum Fence East, South and North
- New Garage Doors & Garage Drainage
- New Parking Gate
- New Landscaping Features Front & Back
- New Windows
- New Lighting & Cameras
- New Paint - White
- Upgraded Painted Bricks
- Upgraded Cement Suite Entrance & Path
- Upgraded Cedar Garage Siding & Trim
- Clear Coated & Pressure Washed Original Green/Black Speckled Stucco to Keep the Original Look and Feel
- 3+ years of Vivint Security Service



## Interior

- Cement Levelled Floors on Both Ground & Upper Floor
- Wide Plank Vinyl Flooring in Matte Finish
- Designer patterned carpet in bedrooms
- Pot Lighting Throughout
- Designer Lighting Fixtures in Black & Gold
- Google Nest E Thermostats
- Modern Roller Shades in Edgy Black Colour. Blackout for Bedrooms
- Doors Painted Black Throughout
- Trim & Baseboards
- Fresh Paint Throughout with Designer Selected Feature Walls
- Linear Electric Fireplace in Main Living Area
- Ceiling Fan in Main Living Area in Attractive Matte Black & Gold Finish
- Upgraded Plumbing & New Fixtures Throughout
- Upgraded Electrical
  - Main House and Suite are Separated into 2 Electrical Panels
  - Pre Wired for CAT5/6









## New Principal Ensuite

- Oversized Shower
- In Floor Heating by Nuheat™
- Double Faucet with Oversized Undermount Sink
- Plumbing Fixtures in an Attractive Brushed Gold Finish with Black Accents
- Separate Showerhead and Handheld for Easy Cleaning
- Custom Niche in Shower Area
- Engineered Stone Countertops for Easy Maintenance
- New Imported Wood Look Porcelain Tile in Chevron Pattern
- Floor to Ceiling Tiled Shower Area & Vanity Feature
- New Dual Flush Toilet with Soft Close Seat
- Frosted Window for Privacy
- Wall Sconces Highlight Vanity Area
- Soft Close Cabinet Doors & Drawers
- Painted Finish Custom Cabinetry



## Principal Bedroom

- Soft designer carpet
- Custom Millwork Closets
- Wallpaper feature headboard wall













## Kitchen

- Premium Appliances
  - 33" GE Café Fridge French Door with Gold Handles
  - 30" GE Café Gas Range Double Oven Gas Range with Gold Handles
  - 24" Bosch Custom Panelled Dishwasher
  - 30" Smeg Hood Fan in Attractive Matte Black Finish
  - Panasonic Stainless Steel Microwave with Trim Kit
- Single bowl undermount black sink in durable NuGranite finish
- Engineered Stone Countertops
- Brushed Gold Single Handle Faucet with Pull Out Spray
- Tiled Backsplash to Ceiling
- Custom Cabinetry in Painted & Wood Veneer Finish
- Soft Close Cabinet Doors & Drawers and Pull Out Pantry
- Designer Lighting in Matte Black Finish with Gold Accents
- Counter Height Peninsula Seating
- Built in Kitchen Eating Nook











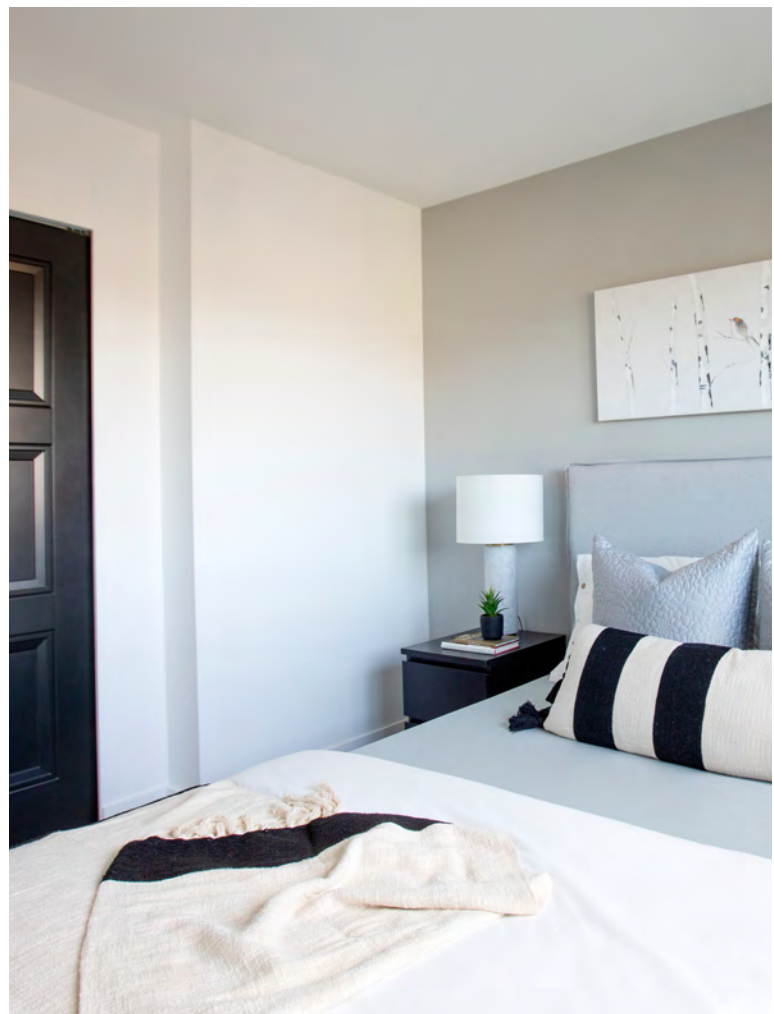


## 2nd Bathroom Upstairs

- Engineered Stone Countertops
- Undermount Rectangular Vanity Basin
- Tub Area Tiled to Ceiling
- Painted Finish Custom Cabinetry with linen Storage
- Custom Niche in Tub Area
- Plumbing Fixtures in Matte Black Finish
- New Dual Flush Toilet with Soft Close Seat
- Thoughtful Washroom Accessories in Matte Black Finish
- Soft Close Cabinet Doors and Drawers









# Laundry Room

- Engineered Quartz Countertops
- Wallpaper Feature Walls
- Painted Finish Custom Cabinetry
- Clothes Rod for Hanging Items to Dry
- Matte Black Single Handle Faucet with Pull Out Spray
- Single Bowl Undermount Gray Sink in Durable NuGranite Finish
- Samsung Washer/ Dryer in New Black Stainless Colour















## Suite

- 2 Bedrooms
- Independent Washer & Dryer
- Custom Laminate Kitchen in Attractive Wood & Painted Look Finish
- New Appliances Whirlpool
  - 30" Fridge
  - 30" Electric Range
  - 24" Dishwasher
  - 30" Microwave Hood Fan
- Full Bathroom with Tiled Shower
- Separate Side Entrance for Suite
- Pot Lighting in Main Living Area







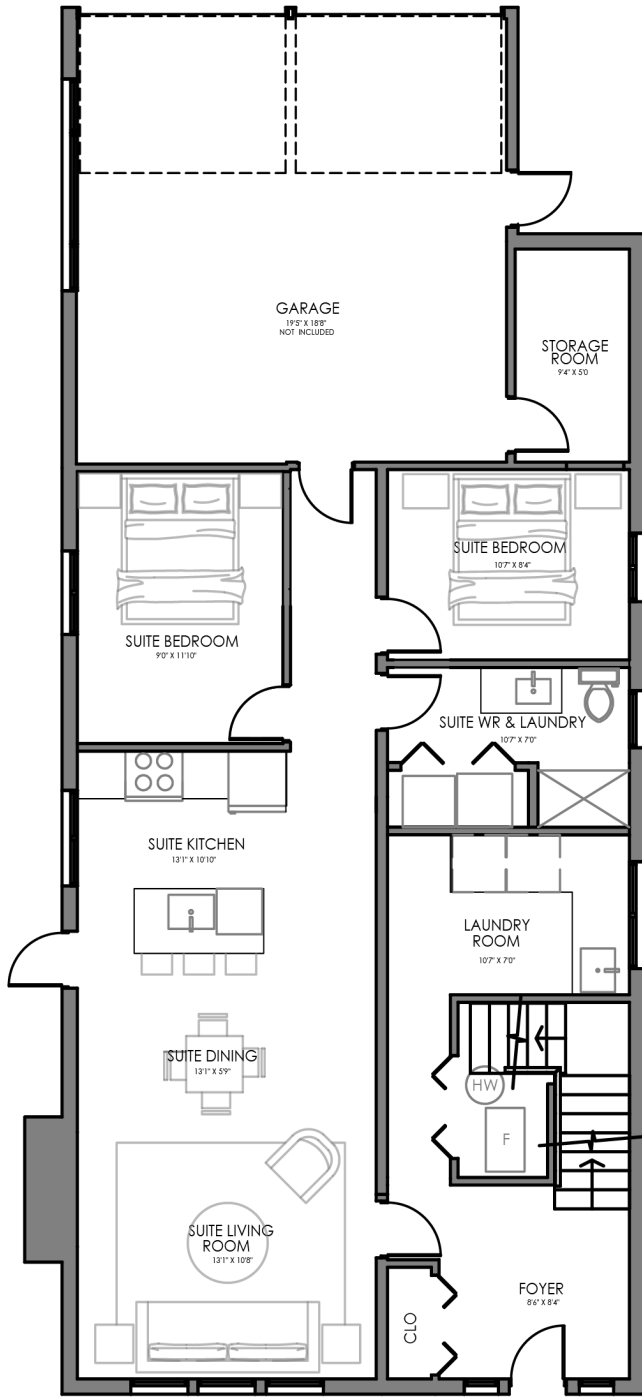




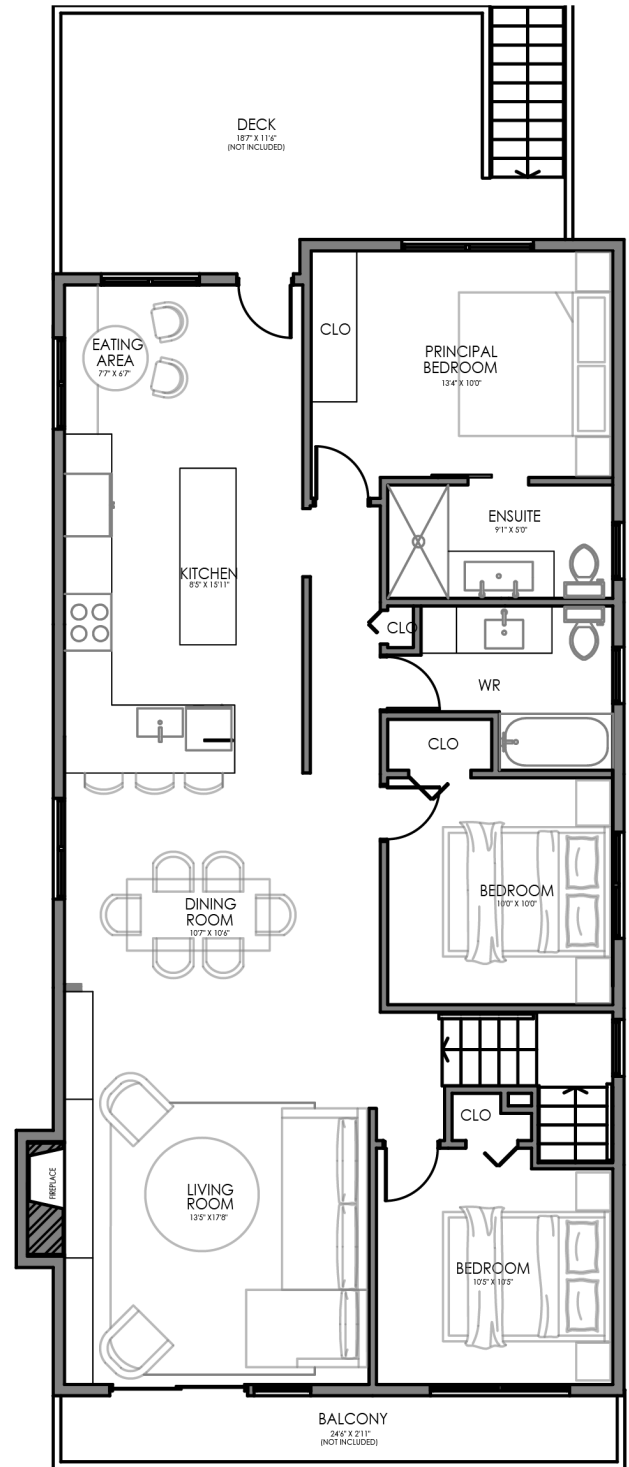








LOWER LEVEL 1112 SQUARE FT.



MAIN LEVEL 1277 SQUARE FT.

# An Efficient Floorplan

Total Approx. Floor Area / **2389 SQ FT**

Lot Size / **W 33' x D 115' / 3795 SQ FT**













## NEIGHBOURHOOD Victoria, East Vancouver

Just a 20 minute drive to Downtown Vancouver, Metrotown, Richmond Centre and the airport, this house is also just a 15 minute walk to the Naniamo Station. In addition, T&T Supermarket, Shoppers Drug Mart and several parks are within minutes of walking.

Located in a quiet and friendly neighbourhood, this house is situated right in the GT Cunningham Elementary catchment and Gladstone Secondary catchment. There are several private schools near by.



# CHENG SARGEANT

## Real Estate Group



Stacy and Louis have collectively served the real estate industry in Metro Vancouver for over 35 years winning numerous awards and are recognized as one of the leading real estate teams in the industry.

Every home is unique and deserves a custom marketing strategy to achieve the highest value possible. Stacy and Louis are luxury real estate experts that know how to get your home the attention it deserves.

Whether you're selling your home or looking for your next HAVN, there's a lot at stake. Stacy and Louis get that and are here to help.

Stacy Cheng / 604.312.3000

Louis Sargeant / 604.862.3000

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REAL ESTATE GROUP



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