



UPGRADES AND UPDATES:

Bought 2014 January

Replaced some fence 2014

New lifetime shingle Roof 2015

New garage door 2015

New front door 2015

Front hardscaping / landscaping / tree removal 2016

Back hardscaping / landscaping/ tree removal 2017/18

New Stainless steel kitchen appliances 2016

New fireplace in family room 2017

Surround sound home theatre in family room 2017

New lower level flooring 2017

Washer and dryer 2016

Power generator installed 2017

Main bathroom upstairs 2018

New decking floor/ liner on master bedroom patio 2019

Master bedroom/ bathroom 2020

New carpeting upstairs 2020

New hot water tank 2021

Mainline water valve and basement plumbing line upgraded 2021

Furnace and fireplace maintenance done 2021

Pool skimmer line, heater and floor filter gearbox replaced summer 2022 Telus alarm system upgraded, 3 yr contract. Sept 2022

Oct 2022

Exterior siding and fence repaired

Fresh paint throughout entry, family room, laundry room

Garden trimmed and top dressed

Roof and gutters cleaned

Skylights replacement quoted

The Den

Real Estate Group

** (For reference only, this is not to be incorporated with any offers and all due diligence should be done by the Buyers)*



• FEATURES OF NANCY GREENE

- Great living space for family and entertaining
- Multi use areas for separate entertainment spaces for teens
- The private backyard is a summers dream, excellent for backyard parties of any size enjoying the pool, bar, entertainment, fire pits and outdoor pool table
- Listening to the backyard full of birds while having a coffee or glass of wine watching hummingbirds
- The views of grouse mountain enjoyed watching the sunrise from your master deck Stargazing while enjoying the hot tub in fall
- The quiet solitude of the interior, well insulated from exterior noise
- Great access to transit and downtown commuters
- Plenty of parking for your extended family or guests
- Proximity to mountain hiking trails
- Wonderful secluded grouse woods trails
- Access to Capilano dam trail system
- Walk to grouse mountain for skiing, snowshoeing, hiking, grind, paragliding,
- Free V7R access to Capilano suspension bridge, enjoy the Christmas lights
- The beautiful fresh flowers at the local corner store
- Great local sushi, dry cleaner, tailor, Chinese food
- Terrific globally sourced coffee at the corner church coffeehouse
- Young family oriented church within walking distance
- Walking distance to primary school's and the newly built Handsworth high school
- Two local tennis courts with playgrounds
- Fido will enjoy chasing away local wildlife on the dam lands behind the house.