

Sutton *Evon Mayer*

Sutton Group - West Coast Realty
 AN INDEPENDENT MEMBER BROKER
 15595 24th Avenue
 Surrey, B.C. V4A 2J4

Bus: 604.538.8888
 Cell: 604.418.5786
 Fax: 604.538.0237
 evon@evonmayer.com
 www.evonmayer.com




Welcome to 13568 19 Ave.
CHANTRELL AREA-ESTATE LIVING
 Offered For Sale @ \$3,288,000

2-5-10 WARRANTY***

Timeless Elegance describes this Executive Home which boasts 5631SF of Luxurious Quality, 5Beds & 6Bath in Elgin Chantrell Area -A place to call home! The open Gourmet Kitchen complete with professional grade appliances & large island great for entertaining also includes a 2nd Chef's/Wok kitchen, Quartz, Theatre, Gym, Wet bar, Billiards/Music, Sound System through-out, 3 car garage & Guest-wing on Main-great for live-in-nanny/students/extended family. Hardwood flooring throughout the home, Smart Sound, crystal chandelier hangs from the 20 ft vaulted ceilings at the Grand Entrance, & large Great Room opens to above. Master Retreat w private upper deck. Light fills this luxuriously pampering 5-piece Spa-Style Ensuite featuring Marble & Quartz finishes & spacious Dressing Room. Beautiful finishes & features you would expect in a Dream Home. Very open plan with soaring cathedral ceilings & windows capturing the private estate backyard. This fine Executive home must be viewed to be appreciated. Elgin Secondary School & walk to Semiahmoo Secondary IB

You deserve this life! +++

Age: 1 year old - 2-5-10 WARRANTY
 Legal Description: PL57494 LT291 LD36 SEC17 TWP1
 Gross Taxes: \$9403.92 (2016)
 Zoning: RH-G
 Lot Dimensions: 17,424 sq feet
 Square Footage: Main Floor: 3222 sq feet
 Upper Floor: 2409 sq feet
GRAND TOTAL: 5631 sq feet w decks/garage=6803SF
 Garage: oversized; 3-car - 8' doors = 674 SF
 Patios & Decks: lower & upper / extended living= 498SF

AMBLEGREENE / CHANTRELL AREA
CENTRAL LOCATION – GOOD FENG SHUI - PRESTIGIOUS

FEATURES OF THIS HOME:

MAIN LEVEL:

- | | |
|-------------|--|
| FOYER | Hardwood Flooring throughout; 18' Grand Entry, Wood Designer Front Door, Chandelier, Smart Sound |
| GREAT ROOM | Solid Grand Concrete Sculpted Mantle with Gas Fireplace, 18' Cathedral open height, High profile Crown & Baseboard; Hardwood; Prestigious Lighting, open to Eating Area and Gourmet Kitchen for Gastronome Entertaining, Cathedral Window wall; Designer Draperies; Prestigious Passive Wine Room (300+) |
| KITCHEN | Chef Kitchen; Maple Cabinetry, Oversized Quartz Island seats 4+, Professional Grade Thermador Appliances, Side-by-Side Stainless Thermador Fridge; 5-burner Ceramic Thermador Cooktop; Wide Profile Fan; Quartz Countertops w large Undermount Sink/garburetor, Porcelain Tile, fine faucets, Halogen under Cabinet Lighting; Computer Tech Desk; Smart Sound
Open access to Rear Patio & Outdoor Entertaining Area
2nd Chef WOK KITCHEN: 5 Burner Thermador Gas Cooktop, 600 CFM Stainless Steel Thermador Hood Fan, Pantry, Bar Door for easy entry & exit |
| DINING ROOM | Chandelier, Hardwood, Smart Sound System; High Ceilings, High profile Crown & Mouldings |
| PARLOUR | Formal Reception off Foyer; Windows to the West; Hardwood; Executive gas Fireplace; Designer draperies |
| EATING AREA | Open to Kitchen & Great Room, Chandelier, access Rear Patio |

GUEST BEDROOM /OFFICE	Quiet; Spacious; fine Ensuite attached with 3-Piece features Walk-in Shower; Marble Tile Detail
THEATRE ROOM	Entertainment System; Projector & Speaker Rough-in; designer lighting; Theatre Seating; open to Wet Bar/ Billiards/Music; Access Rear South Estate Yard
WET BAR	Quartz, Wood Cabinetry, Bar Fridge/Sink, Access to Media & Billards
BILLIARDS	Multifunctional for Music, Family,or Billiards;Access Rear Yard
POWDER ROOM	Two piece, Maple Cabinetry, fine Hardware
LAUNDRY ROOM	Spacious, Front Load Samsung; access Front Yard & Parking; Coat Hang & Bench Seating, Family Entry from Garage; NuHeat Heated Floor through-out
OUTDOOR PATIO	Rear South Patio BBQ & Outdoor Entertaining Centre; Natural Gas Hookup; Smart Sound wired to Outdoor Patio; Access to Fully Fenced & Manicured Cedar Hedge Estate Yard
STAIRCASE	Prestigious Custom Railing Staircase; Solid wood & wrought-iron; extra wide Stairwell w Large Window
DESIGN	by: DAG Design & Company



UPPER LEVEL:
MASTER SUITE

Grand space w Ceiling Detail; His & Hers Large Walk-in-Closet with Professional Organizers & enough room for Seating & Dressing, Walk out balcony to the South toward Ocean; Spa Retreat Ensuite; Security Access; Smart Sound

SPA ENSUITE

Luxurious Five piece, His & Hers Double Sinks with fine Hardware & Quartz, Vanity Mirrors, Elegant Oversized Soaker Tub, Extreme/Spa walk-in Shower w Rainshower head, Toilet Closet, Marble Large Format Tile/Floor & Shower, NuHeat heated floor through-out

3 BEDROOMS

3 Large Bedrooms ALL Ensuted with 3 piece Marble Tile & Quartz Detail Bathrooms

EXERCISE ROOM

Spacious with views to the Rear South Estate Yard

GRAND HALLWAY

Open to below Great Room/Patio/Private Estate backyard

CRAWL SPACE:

3222SF; 4' tall crawlspace; offers excellent Storage



ADDITIONAL FEATURES OF THIS HOME:

- Custom Built by: Prestigious Builder-Hyer Homes; www.hyerhomes.ca
 - Designed by DAG Design & Company
 - 2-5-10 Homeowners Warranty with National Home Warranty
 - Designer Floorplan & Features
 - Situated Southeast Rear Yard; Grand fenced Private Estate Rear Yard
 - SECURITY: Front Airphone Surveillance camera; Remote/Computer/Smart
 - SECURITY: 4-FLIR Security Cameras; Remote/Computer/Smart access
 - Forced Air Heating
 - Professional Sound System; Smart Sound; Multi-featured In & Outside
 - Custom Millwork and High Profile Baseboard Moulding thru-out
 - Deep Crown Moulding detail thru-out
 - Designer Paint
 - 2x6 Construction
 - 18' Cathedral Ceilings on Main, 10' Main & 8' Upper
 - Cablevision/CAT 5 Outlets in all Bedrooms & Offices
 - Internet thru-out
 - Built-in Closets and Dressing Room Features
 - Fine Hardware on all Doors
 - Triple Car Garage with 8' Door Clearance
 - Natural Gas Line for Barbeque @ Rear Patio
 - Solid Doors thru-out – no bi-folds
 - 2 Levels of Deck/Patios:
 - Upper South Balcony from Master: 16'2 x 14'11 : 249 SF
 - Lower South Balcony from Kitchen: 15'10 x 14'9 : 249 SF
 - Rear Walkout from Theatre Room & Billiards to Private Estate Yard
 - 40 year Asphalt Roof
 - Designer Exterior with Sculpted Stucco Features – Elegant Estate
 - In-ground Sprinkler System; front & rear
 - Built-in Vacuum System: In-wall Hide-A-Hose Retractable System
 - Professional Landscaping: Features Landscape Yard Lighting
 - Designer Cathedral Feature windows
 - 2" Polywood Blinds / Hunter Douglas /Designer Draperies
 - Garage: oversized-3-car; 28'8 x 19'5" ; 8' doors
 - Parking: Front: 3 car covered garage; 8+ cars
 - Good:FENG SHUI – Water:South --- Fire:Trees/North
 - Good:FENG SHUI – Attracts Fortune: 2 Wings–Green Dragon/White Tiger
 - SCHOOL CATCHMENTS:
 - Elementary – Ray Shephard Elementary School - 2 Blocks
 - Secondary - Elgin Secondary School - 4 blocks (walk to Semiahmoo IB)
- See online Drone Walking Tour @
www.evonmayer.com

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The information contained herein was obtained from sources which we deem to be reliable, and while thought to be correct, is not guaranteed by Sutton Group – West Coast Realty (WR)



