



## Welcome to #112 8737 212 Street 'CHARTWELL GREEN' (Polygon) Offered For Sale @ \$698,000

REMARKABLE CUSTOM DETAILS-in your new RENOVATED Home in CHARTWELL GREEN. Sought after ADULT COMPLEX 1597sf MASTER-on-MAIN. DUPLEX style home w Double Garage. Solid Bamboo HARDWOOD floors throughout & Stair w Solid White Oak Hardwood, COMPLETELY NEW KITCHEN w Stainless & Quartz & Double Cast sink; ENSUITE boasts Granite, NU-HEAT Floor, Subway Tile, New Tub & Shower; CUSTOM WOODWORK-high profile Baseboards & Crown throughout. NEW Appliances, Blinds, Door hardware, Light Fixtures w LED & Fans, Fireplace Insert, Ceramic Tiles, HW Tank, Exterior Kitchen Door, Built-in VACC, fully painted. PRIVATE, Quiet Rear WEST Yard. Open floorplan w Vaulted Ceiling. TWO rear/side Outdoor Patios. Walk to Shopping, Banking, Doctors, Restaurants & Recreation. DON'T MISS THIS EXCEPTIONAL HOME-NONE LIKE IT. Turn-key QUALITY-just MOVE-IN. Luxuriously appointed Home & Clubhouse/Pool w Change Rooms/Hot Tub/Billiards/Library/Workshop & RV PARKING available.

**UPGRADES / FEATURES OF THIS HOME: UPDATES THROUGHOUT:**

*ALL NEW: Door Hardware, Lighting Fixtures & Fan with LED, Solid Bamboo Hardwood Main & Upper; STAIRCASE:completely re-build & Custom Clad in Solid White Oak (2011)*

DINING ROOM	Solid Bamboo Hardwood; Designer Lighting with Dimmer
KITCHEN	CUSTOM QUALITY SOLID American Black Walnut Cabinetry (2015), Subway Tile Backsplash, Cambria Quartz Countertops; Undermount double-cast Sink, Large Pantry, All Doors & Drawers have soft-close Feature, Four Stainless Appliances & Garburator, LED under Cabinet Lighting; Overhead LED Pot Lights; NEW Insulated Door to side BBQ Patio off Kitchen; ALL appliances 2-5 years young!
EATING AREA	Bright w Garden View close to Kitchen; Bamboo Hardwood
LIVING ROOM	Solid Bamboo Hardwood; Efficient Direct Vent Gas Fireplace Insert with Thermo Remote; Ceiling Fan/Light with Remote
LAUNDRY/POWDER	LG Front Load Washer (2011) // New Toilet
MASTER BEDROOM	Walk-in Closet with organizers, Cable, Bamboo Hardwood
MASTER RETREAT ENSUITE	Five piece, Double Sinks with New Faucet Sets, Granite Counter, NEW Soaker Tub surrounded by Subway Tile, Cabinetry features soft-close doors/drawers, NEW Shower & Fixtures Subway Tile Encased Shower; NEW Toilet, Ceramic Tiled Floor with NU-HEAT
UP:OFFICE/BEDRM	Solid Bamboo Hardwood; high baseboard
UP: BEDROOM + BATHROOM	2 Bedrooms share 4 piece Bathroom; Solid Bamboo Flooring in Bedrooms, Vinyl Tiled Floor
STORAGE/ JACOBS LADDER	Spacious; Above Garage Storage

Monthly Strata Fee: \$315.83  
Equal Payment Monthly Hydro: \$75.00  
Equal Payment Monthly Gas: \$65.00  
Annual City Tax: \$2953.14



## **ADDITIONAL FEATURES OF THIS HOME:**

- Desirable Complex – CHARTWELL GREEN by Polygon
- Age Restriction +55, other occupants must be 19+, No Rentals
- Pets Restricted to 1 dog or 1 cat; dog must be less than 16" @ shoulder
- Situated in quiet location inside the complex with a Western exposure backyard
- Electric Baseboard Heating & NEW Direct Vent Gas Fireplace Insert with Thermostat Controlled Remote Operation - can heat the entire home !
- Hot Water Tank replaced 2015 - 40 Gallon
- Custom Millwork and High Profile Baseboard Moulding
- Crown Moulding
- NEW 2" Faux Wood Blinds Throughout
- Paint throughout
- New Garage Door Opener
- Double Car Garage & Visitor Parking right out front
- Barbeque Patio off kitchen with NEW Screen Door
- Rear West-facing Patio; Private; Enlarged Concrete Patio
- Built-in Vacuum System replaced in 2013
- All Electrical Receptacles & Switches have been replaced throughout to Decor
- ALL Electric Bulbs are LED for Energy Efficiency & Long Lasting
- Professional Landscaping throughout Complex
- Exterior Paint & Wood Trim Caulking: 2015
- RV Parking Available
- CLUBHOUSE: boasts Outdoor Pool, HotTub, Billiards, Workshop, Library
- See online Virtual Tour & Floorplan @ [www.evonmayer.com](http://www.evonmayer.com)

New Roof: 2010

New Vinyl Rear Fencing West Perimeter: 2015

