



Welcome to West Coast Contemporary PANORAMIC VIEW '4652 207B Street'

Offered For Sale @ \$1,175,000

ONE OF A KIND! SPECTACULAR PANORAMIC MOUNTAIN & CITY LIGHTS VIEW! BC West Coast Contemporary bright walk out basement & views from all main rooms, high Vaulted floor-to-ceiling Picture View Window Wall in Great Room, balcony with Glass & Aluminum Railing & large patio/deck. Spacious open plan 3047sf Home. Staircase: Custom Milled Solid Fir Treads w Oak & Wrought Iron Railing. Kitchen is open to Family Living & Dining Room with expansive Views. Walkout to covered Veranda and Private Rear Yard to enjoy the extended Sun-filled South Deck & Perennial Mature Gardens. UPDATED 5bed 3bath, 2 fireplaces-1 gas & 1 wood-burning. Bsmt features Large Recreation Room w RI wet bar & Industrial Gaming/TV Centre. House Features: Solid Old Growth Fir Hardwood, Cherry Kitchen/Stainless/Yeltson Blue Granite, Travertine Floors, on-Demand Hot Water Heat, some Solid Fir Interior Doors, Metal Roof, heated garage & driveway. Private beautifully landscaped & fenced 7664s Lot - prestigious Mossey Estates. Central location in friendly neighbourhood. Uplands Elementary & Langley Secondary school catchment & walking distance to Parks, Newlands Golf Course, Recreation Centres & Fitness, Transit & Shopping.

A Rare Beauty-Must SEE!

UPGRADES / FEATURES OF THIS HOME: *UPDATES THROUGHOUT:*
BC WESTCOAST CONTEMPORARY WITH PANORAMIC VIEWS & CITY LIGHTS

UPSTAIRS:

DINING ROOM	VIEW, Old Growth Solid Fir Hardwood; Designer Chandelier Lighting
KITCHEN	VIEW, Custom Kitchencraft Cherry Cabinetry (2006), Glass Tile Backsplash, Yeltsin Blue Granite Countertops, Undermount Double Sink, Large Feature Pantry Pullouts through-out, Doors & Drawers have soft-close Features, Kitchenaid Stainless Appliances(2006) with Gas Cooktop, Garburator(2), Prep sink & Large Appliance Electrical in Island with Designer Pendants; Recycle/Trash Centre; Crumb Vacuum Sweeper; Reverse Osmosis Filtered Water on demand; Walkout to Extended Covered Entertainers Deck(2006) & VIEW 932sf of Balcony; Exterior Fir Door leading to Covered SunDeck - fully adjustable encased mini blinds
EATING AREA	VIEW, Bright with Mountain View close to Kitchen; Hardwood
GREAT ROOM	VIEW, Old Growth Solid Fir Hardwood; Bright Wall Length Feature Picture Window wall & Vaulted Cedar Ceilings soar to 15' and add Light; Large Opening Skylight; Open View to Kitchen & Eating Area; Walkout to Front extended Balcony Featuring Glass & Aluminum Rail(2018) with PANORAMIC VIEWS OF MOUNTAINS & CITY LIGHTS & Perennial Gardens; BC Westcoast Wood-burning Fireplace; Cedar Ceiling with Feature Lighting & Fan
MASTER BEDROOM	BRING YOUR PERSONAL IDEAS HERE; Spacious; Walk-in Closet with organizers; Large Opening Skylight
MASTER ENSUITE	BRING YOUR PERSONAL IDEAS HERE; Four piece, Double Sinks, Shower; Make-up Vanity; Vinyl Flooring
GUEST BATH	NEWLY RENOVATED: 4-Piece Bath; Travertine Floors, Double sink; Shower/Tub; Subway Tile, Low Flow Toilet; Solid Fir Door
2nd, 3rd Beds	Bedrooms with Designer Paint & Solid Fir Doors & Wood Casings; Shutters on Windows; 2 Bedrooms share 4-piece Bathroom
BASEMENT: TWO GUEST BEDROOMS	Both Spacious Separate Guest Bedrooms, OR Office w Built-in Old Growth Fir Shelving
BSMT BATH	3 Piece Bathroom; Travertine Floors; Reno(2002-2004); Crown
LAUNDRY	LG Front Load Washer/Dryer & Pedestals (2013); wash sink

MUDROOM	Spacious Storage features Solid Fir Doors; Walkout to Garage and Front & Rear Yard; Travertine Floors(Morocco 2014)
RECREATION RM	LARGE Recreational Space for Theatre or Games/Playroom; Custom Built-in Steam Punk/Industrial Entertainment Centre; Polished Concrete Flooring; Gas Insert Brick Fireplace; RI Wired for Surround Sound in Basement - High End wiring; RI Wet Bar in Basement Recreation Room
FOYER	Welcoming with Travertine Stone Floors & Custom Milled Solid Fir Tread Staircase with Wrought Iron Spindles & Oak Rail that leads to the Upper Floor VIEW
REAR YARD	Exit to Great PRIVACY; Fence NEW 2007; 932sf of Duradeck (2006) Covered and Open; Garden Stairs walk to 46A; Garden Shed; Perennial Garden; Access to Covered Storage; Low Maintenance; ENJOY THIS OUTDOOR LIVING !
FRONT YARD	Partially Heated Driveway; Street Appeal; Mature Landscaping
DOUBLE GARAGE	Spacious; Affixed Loft Perimeter Storage Shelf; Partially Heated Floor in Garage; BI Storage on Perimeter; BI Workbench
STORAGE	Multiple Storage Closets; Exterior Covered; Garage; Under Stair

ADDITIONAL FEATURES OF THIS HOME:

- PANORAMIC MOUNTAIN AND CITY LIGHTS VIEW - Mossey Estates
- WALKABILITY to Uplands Elementary / Montessori
- Walk to: Schools, Newlands Golf & Country Club, Parks, Shopping, Playgrounds, Daycare Centres: Montessori, Transit
- QUIET Family Neighbourhood location with a South exposure backyard
- Where can you find?:Parks, Greenspace, Schools, Golf-All WALKING DISTANCE+++
- 3 Bedrooms Upstairs : PLUS 2 Bedrooms in Bsmt - 5 Bedroom Home
- Basement: Rough-in for Future Suite and Walk-out to Rear Yard
- Canada Furnace NEW NAVIEN High Efficiency Hot Water Radiant Heat & Hot Water System - NEW 2015 - On Demand
- Solid Old Growth Fir Flooring ; Solid Fir Doors 2018
- Interior Doors:Solid Fir Doors up; some Solid Fir Closet doors; new Hardware
- Kitchen: Kitchencraft Cherry Cabinets & Appliances
- Staircase: Custom Milled Solid Fir Treads; Oak & Wrought Iron Railing
- Glass & Aluminum Deck Railing - 2018
- Upper Guest Bathroom- Full Renovation 2018
- Basement boasts Travertine Stone Floors(Morocco)(2014) & Polished Concrete
- Rear Deck Extension - Duradeck - 2006
- Skylights - Opening; Greatroom, Deck & Master: 2008

- Crown Moulding - Kitchen
- Washer/Dryer LG with Pedestal : 2013
- 2" Faux Wood Blinds & Shutters
- Designer Paint 2018
- Ethernet Hardwired for Optic TV & Internet
- Spacious Double Car Garage; Door Opener; Partially HEATED Garage Floor
- Garage: BI Storage on Perimeter & Loft Hanging Storage; BI Workbench
- Driveway: Partially HEATED Driveway
- Covered Private SouthBBQ Patio off kitchen; & Screen Door
- RI Vacuum System with Kitchen Sweep Plate
- RI Security System
- RI Wired for Surround Sound in Basement - High End wiring
- RI Wet Bar in Basement Recreation Room
- Spray Foam Insulation: Garage & Soffits 2013
- Perennial Mature Landscaping - Front & Rear
- NEW Rear Cedar Perimeter Fencing 2007
- Exterior Wood Siding - Exterior Paint: 2017
- Penfolds Metal Roof 2008 - LIFETIME Warranty
- STORAGE: Multiple Closets; Exterior Covered; Garage; Under Stair
- School Catchments: Uplands Elementary/Montessori; Langley Middle/Secondary
- See online Cinematic Video & Floorplan @ www.evonmayer.com

Equal Payment Monthly Gas & Hydro: \$160.00

Annual City Tax: \$4224.19







