



**Welcome to McNALLY CREEK**  
**'16124 10 Ave'**  
Offered For Sale @ \$1,098,000

RENOVATED RANCHER! SOUTH FACING Rear Yard Features Fully Glass Covered Large Deck - 414sf of Additional Outdoor Living Space - boasts a BBQ Centre & HotTub open to Sunny Rear Yard. Entertainers Dream!!! - You will LOVE IT! Enter through the Glass Covered NEW Double Door Foyer into the Open Concept Kitchen/ Dining/ Family & Living Space!! 3 Bed & 2 Bath - 1736sf! Kitchen boasts Large waterfall quartz island counter, KitchenCraft Cabinets, SS Appliances, Gas Cooktop. Updates include: roof, windows, gutters, fireplace, blinds, paint, maple hardwood throughout, appliances, skylights, lighting, RI Vacuum, security system+++. 2 FULL Bathroom Updates. Spacious Master Bedroom enjoys a Pampering Walk-in-Closet and a luxury 5-piece ensuite! 2 Large Upgraded Skylights flood this perfect Rancher with Light!!! NEW Full perimeter Fencing & landscaping. Private beautifully landscaped & fenced 6732sf Lot in peaceful McNally Creek. Central location in friendly quiet neighbourhood. South Meridian Elementary & Earl Marriott Secondary school catchment & walking distance to Parks, Beaches, Recreation Centres, transit & shopping.

Don't miss this charming home in a desirable neighbourhood!

## **UPGRADES / FEATURES OF THIS HOME:**

### **MAIN:**

DINING ROOM	Large Entertaining Area; Open to Kitchen / Living & Family
KITCHEN	Kitchen Updates including Kitchencraft Cabinets; Stainless Samsung Gas Dual Range(2017); Samsung DW(2018); Waterfall Quartz Island, Ceramic Subway Backsplash; Faucets/Sinks ; Large Upgraded Skylight (2013); Visuals of Family Room / Rear Deck / Dining & Living Room; THIS IS A CHEF'S DREAM KITCHEN !
DINING ROOM	Bright with Garden View; Open to Kitchen
FAMILY ROOM	Open View to Kitchen & Dining Area; High Ceilings; Walkout to Rear Private South Yard & Covered Deck
LIVING ROOM	High Ceilings; Feature Gas Fireplace; Bay Window Spacious Entertaining Centre Open to Dining Room
MASTER BEDROOM	Spacious Retreat, Quiet Aspect with Bright Windows that beautify the Solitude;Maple Hardwood;Tranquil Escape to the Luxury Ensuite; Ample Space in the Walk-in-Closet for His and Hers !!!
MASTER ENSUITE	5 piece Luxuriously Pampering Ensuite; Deep Soaker Tub, Large aspect Shower; Beautifully appointed Private Get Away !!!
2ND,3RD BEDRM	Spacious Bedrooms, Maple Hardwood
2nd BATHROOM	4 Piece; 2 Bedrooms share 4-piece Bathroom; UPDATED throughout; Skylight opens up the Light to this Spa-like Bath; Custom Cabinetry; Quartz Counters
LAUNDRY	High End Washer Dryer (2010)
COVERED DECK (414sf !!!)	Spacious Deck Retreat is fully covered w Glass(2013); beaming with sunlight from the South; this multi-purpose area features a BBQ Centre, 4-person Hot-tub(2012), Multi-level Deck Seating; Quiet, Peaceful and Private; This is an Entertainers DREAM - ENJOY !!!
BBQ CENTRE	Built-in BBQ Command Centre !!! Bring your Sauce !
REAR YARD	Privacy Hedging added; Perennial Garden; Private Fully Fenced (2016) South Rear Yard offers Quiet Enjoyment and Bright SUN !!!
FRONT YARD	Front perennial Gardens; NEW Covered Glass Entry; NEW Front Double Doors & 100sf Deck
DOUBLE GARAGE	Spacious Double Garage

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

### **LOCATION, LOCATION, LOCATION:**

- SUNNY LOCATION in McNally Creek NEIGHBOURHOOD
- DESIRABLE WALKABILITY to Schools, Parks, Beaches, Recreation, Community Centres, Fitness Facilities, Transit, shopping, Coffee, Restaurants
- 4 blocks to Transit linking to Vancouver Airport for International Travel
- QUIET Neighbourhood location with a Garden-Like SOUTH exposure backyard
- Where can you find?
  - Schools,Parks,Beach,Recreation,Transit-All WALKING DISTANCE+++
- Very Clean & Solid RANCHER: 3 Bedrooms 2 Bathrooms 1736sf
- 6732 sf Sunny Lot in a Cul-de-sac Neighbourhood
- Excellent Maintenance
- Roof - Asphalt 40 year Roof (2009)
- Vinyl Windows: 2009
- NEW Gutter System: 2013
- 2009 - High Efficiency Furnace
- 2017 - Hot Water Tank
- 2009 & 2017-18: KitchenCraft Kitchen Doors; Waterfall Quartz, Ceramic Backsplash, Garburator, Appliances, Sink, Faucet
- 2017: Bathrooms UPGRADED Throughout !!!
- Front Door: Replaced in 2013 with added Glass Covered Entrance & Deck (100sf)
- SKYLIGHTS: Upgraded to Velux (2013)
- 1 Fireplace: Gas Insert
- Maple Hardwood Flooring Throughout: (2009)
- Designer Neutral Paint throughout
- ALL Lighting Fixtures have been updated
- Upgraded Appliances: (2017-18)
  - Stainless Kitchenaid Fridge (Ice/Water) & Samsung Range & Dishwasher
  - Large Capacity Clothes Washer/Dryer (2010)
- Spacious Double Car Garage - 548sf
- RI Vacuum System
- Interior and Exterior Paint
- NEW Fencing : Full Perimeter back & Side (2016)
- Upgraded LANDSCAPING: added Privacy Hedging and Perennial Plantings
- Security System
- Private Entrance to South BBQ Patio with Trellis Privacy
- BBQ Centre: Built-in Shelving and Cupboards offers Privacy and Backyard Luxury
- Rear Deck: Covered Glass (2012-2013); 4-Person Hot Tub(2012);
- School Catchments:
  - South Meridian Elementary - walkable - Catchment School
  - Earl Marriott Secondary (French Immersion) - walkable - Catchment School
- See online Cinematic Video & Floorplan @ [www.evonmayer.com](http://www.evonmayer.com)

Annual City Tax: \$3947.31







