



Welcome to '14874 34A Avenue - FOREST RIDGE'

Offered For Sale @ \$1,248,000

Stunning quality built home in community-connected cul-de-sac family neighbourhood. 2Storey with fully finished bsmt 3500sf family home. The home boasts 10 foot ceilings in the open concept family living space open to kitchen & rear yard. Gourmet Kitchen, quality appliances, quality hardwood floors, beautiful granite counters & designer paint are part of the ambience of this perfect entertaining area. Downstairs has a separate entrance, Rec Room, bedroom & bathroom-great family space! Upstairs has 3 beds & laundry. Vaulted ceilings throughout Large Master! Luxurious ensuite has dual sinks, shower & separate soaker tub. South backyard is bathed in Light on the patio; enjoy the water Fountain & Firepit !! Perfect for entertaining family & guests. Walk to shopping, restaurants, coffee, dentist, Neighbourhood Pub, walking trails, etc. Semiahmoo Trail Elementary & Elgin Secondary School catchments.

FEATURES OF THIS HOME:

MAIN

DINING ROOM	Engineered Oak Hardwood; Designer Lighting
KITCHEN	Custom White Cabinetry, Tile Backsplash, Granite Countertops, Undermount Double Sink, Large Pantry, All Doors & Drawers have soft-close Feature & Pull-outs, Four Stainless Appliances-Fridgidaire & Garburator
EATING AREA	Bright; with Garden View close to Kitchen; Oak Hardwood
FAMILY ROOM	Engineered Oak Hardwood; Bright Wall Length Windows add Light; Gas Fireplace, 10' Ceilings; Open View to Kitchen & Eating Area; Walkout to Rear SouthEast Yard, Patio & GreenBelt
OFFICE:	Office Space on Main; Coffered Ceiling Feature
POWDER ROOM	2-piece Powder; Granite & fine finishings
<u>UPSTAIRS:</u>	
MASTER BEDROOM	Spacious & Bright Retreat, Quiet Aspect onto Private Greenbelt; Feature Windows beautify; Ceiling Fan for air movement & cooling; Walk-in Closet with organizers; Grand Vaulted Ceiling !!
MASTER SPA ENSUITE	Five piece, Double Sinks, Designer Paint; Soaker Tub surrounded by Tile, Tile Encased Shower, Granite
2ND, 3RD & 4TH BEDROOM	Spacious, Designer Paint, share 4-piece Bathroom with Shower/Tub
LAUNDRY/POWDER	Maytag Washer/Dryer & Pedestals
<u>BASEMENT:</u>	
GUEST BEDROOM	Spacious Separate Guest Bedroom
BSMT BATH	4 Piece Bathroom; Ceramic Tile and Soaker Tub
RECREATION RM	Great Spacious Recreational Space for Theatre or Games/Playroom; WALK-OUT/SEPARATE ENTRANCE to Rear Yard
EXERCISE AREA	Optional Exercise Area
REAR YARD	GreensBelt; Water Fountain Feature & Firepit; Large South Patio; two Natural Gas bibs-one for BBQ & one for Firepit
FRONT YARD	Private Covered Porch; Street Appeal; Cul-de-Sac
DOUBLE GARAGE	Spacious Double

ADDITIONAL FEATURES OF THIS HOME:

- GREENBELT LOCATION in EXECUTIVE NEIGHBOURHOOD-Forest Edge
- DESIRABLE WALKABILITY
- Walk to: Walking Trails, Restaurants/Pub, Shopping, Playgrounds, Daycare Centres, Starbucks, Dentist, Florist
- QUALITY Built by Forest Ridge Homes
- QUIET Neighbourhood location with a SouthEastern exposure backyard
- Where can you find?:Trails, Restaurants, Shopping-All WALKING DISTANCE+++
- 3 Bedrooms Upstairs : PLUS 1 Bedroom Bsmt
- Basement: Large Recreation Room with Walk-out to Rear Yard
- High Efficiency Gas Forced Air Furnace - can add Heat Pump
- Hot Water Tank replaced - 50 Gallon - High Efficiency
- Custom Millwork and High Profile Baseboard Moulding
- Crown Moulding Throughout
- California Shutters in all Front Windows; others: 2" Faux Wood Blinds
- Designer Paint throughout
- Spacious Double Car Garage; with flat driveway & close proximity to kitchen
- REAR YARD: Large SouthEast BBQ Patio off kitchen
- REAR YARD: 2 Natural Gas Bibs: one for BBQ and one for Firepit
- REAR YARD: Large Fountain Feature ; Greenbelt Privacy
- High-End Retractable Screen Doors on Front & Rear Doors
- Built-in Vacuum System
- Security System Throughout
- Perennial Landscaping
- Side Perimeter Cedar Hedging
- There has been No Smoking & No Pets in this home
- Exterior HardiBoard Siding
- Asphalt/Duroid Tile Roof - 30 Year
- School Catchments: Semiahmoo Trail Elementary; Elgin Park Secondary
- See online Virtual Video & Floorplan @ www.evonmayer.com



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