



TUSCAN VILLA AND GARDEN IN THE CITY
2302 West 33rd Avenue, Vancouver, British Columbia

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MAIN FLOOR:

Spacious, bright and sunny rooms with North Mountain views on two sides and delightful south facing sunny garden exposure on the other. Enjoy the warm colours throughout the home along with the great feel of space with the 8'11" ceiling height. The living room opens onto the south exposed dining room area. The spacious Tuscan design kitchen with its terracotta tiles is adjacent to the dining room. Great open-floor plan ideal for entertaining your friends. Off the dining room, you access the deck and the welcoming back garden. The study is an ideal room for your grand piano and the large quiet office can easily be turned into a bedroom.

OUTDOOR LIVING:

Beautiful South exposure landscaped level garden with apple, cherry, persimmon and fig trees. Amazing deck with the refreshing sound and sight of a fountain and an outdoor patio for relaxing and outdoor entertaining. The peaceful semi-circular vine covered pergola reminding you of the Tuscan style villas is ideal to provide shade in the sun. Enjoy having your dinners and BBQ's on the lawn while admiring the Coastal mountains.

TUSCAN VILLA AND GARDEN IN THE CITY

Elegant European custom built home on a large, elevated and level 8,162 sq.ft. corner lot with 180° mountain view on the main floor and city, mountain, and some water views from the top floor. This 3,776 sq.ft. Italian style home is located in one of the West Side's most prestigious neighbourhoods. This 5 bedroom, 3.5 bathroom family home had no expense spared in the exceptional quality design. The backyard takes you onto an inviting South exposure patio and an Italian style pergola. This home offers the best of indoor/outdoor living. You can even admire the mountain views from the middle of your back garden! Hold and bring your renovation ideas or build an over 5,300 sq.ft. new home with laneway option. Video: annemainwaring.com.

Custom built in 1996 by European builder, Kenorah, for a European owner and designed by a European architect. Owned and occupied by one owner. Kenorah is an award winning company including 21 Georgie Awards and 20 Ovation awards. Visit kenorah.com for more information.



2302 West 33 Ave,
Vancouver, B.C.

Main Floor:	1,585 sq.ft.
Upper Floor:	1,246 sq.ft.
Lower Floor:	945 sq.ft.
Total:	3,776 sq.ft.

Auxiliary Area

Garage:	490 sq.ft.
Patio/Deck:	495 sq.ft.
Balcony:	82 sq.ft.
Wine Cellar:	207 sq.ft.



UPPER LEVEL:

Three elegant and charming bedrooms, 8'9" ceiling height. The master is enjoying the bright sun throughout the day and the spacious ensuite offers an extra large bathtub and a stand-up shower. You will enjoy having a private tete-a-tete tea, sunbathing or listening to the birds on the master bedroom's covered and intimate balcony. Enjoy reading your book in the nook area, looking out onto the mountains: the best spot in the house on firework night! A convenient side-by-side washer-dryer station is located at this level.

BASEMENT:

Fully finished with 8'5" ceiling height. 1 bedroom garden suite with private and separate entrance with kitchen and in-suite washer/dryer ideal for mortgage helper. The basement is heated by in-floor heating. Large heated storage area, wine cellar/storage (unfinished) and a large attached double garage.

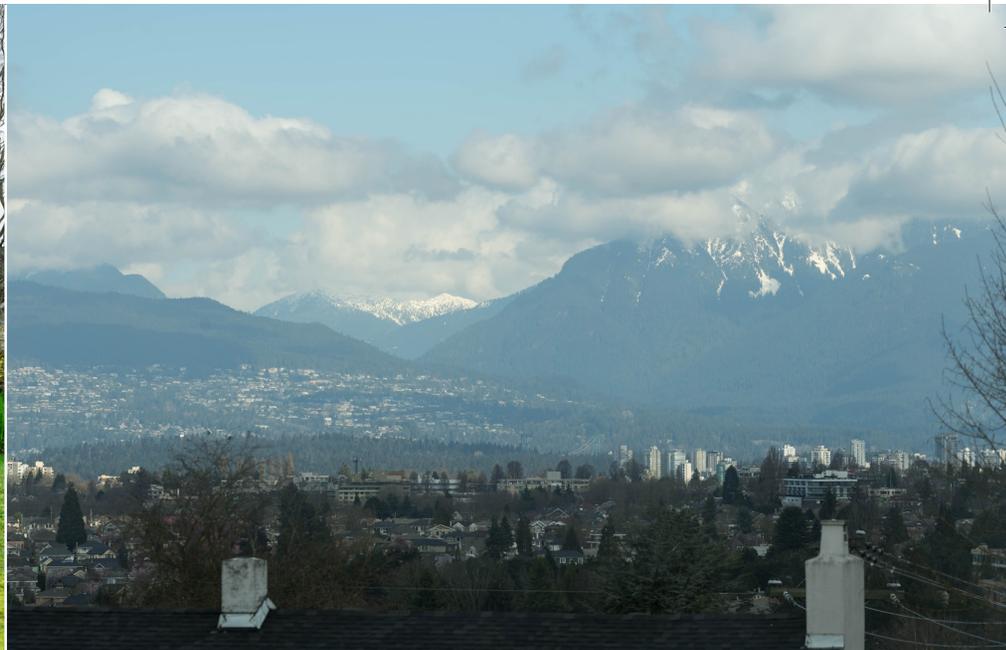
SCHOOL CATCHMENT:

Public Primary Schools: Quilchena, Kerrisdale Elementary for early French Immersion and General Gordon for Late French Immersion.

Public Middle and Secondary Schools: Prince of Wales mini-schools, Point Grey Secondary and Sir Winston Churchill Secondary (French Immersion- Secondary). Private Schools: York House, Crofton House, Little Flower, St Georges and St John's School (IB).

Located near the Arbutus Club and the Arbutus Village Mall with its new many retail and residential areas, with new Safeway, kids playground, Dance.Co, Liquor store, Sylvan Learning, café and various boutiques. Located a few blocks away from Mackenzie Village, home of Butter Tea House, Windsor Meat and Fish store, a florist, Bigsby the Bakehouse as well as Little House tutoring.

Walking distance (10 minutes-8 blocks) to Kerrisdale Village: home to Secret Tea Garden, Faubourg Café, various banks and restaurants, Farmers Market on weekends, Community Center, Library, Gym, swimming pool and skating rink and best beauty salons on West 41st.



2302 West 33rd Avenue,
Vancouver, British Columbia

Lot: 8,162.86 sq. ft.
Living Space: 3,776 sq. ft.
5 Bedrooms
3.5 Bathrooms
Taxes: \$9,996.40

\$3,468,000

All showings by appointment only.

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