



528 EAST 11TH STREET

NORTH VANCOUVER

NEW CUSTOM GRAND BOULEVARD EXECUTIVE HOME

■ It is our pleasure to offer this custom built 5,100 sq/ft seven bedroom, eight bathroom house in a superb Grand Boulevard location.

Entering you are immediately aware of the quality of construction and attention to detail presented by experienced builder "Coordinated Construction". Custom finishes underscore the ease and comfort of the design as the rooms flow gently from one to another lending itself to both family life and entertaining.

The covered porch entry leads to a bright main floor, highlighted by 10' ceilings, overheight doors, and custom quality Euroline windows. Spacious rooms throughout include the welcoming and bright formal living room, a private office/guest room with 3 piece ensuite, and a large mud room/laundry room with lots of built-in storage. Enjoy home cooked meals in the gourmet chef's kitchen with large centre island, gleaming Caesarstone counters, top of the line appliances, and an additional wok-kitchen. The adjacent eating area and family room offer a great open plan for family use and includes custom built cabinets, linear gas burning fireplace, and French doors to a covered patio and a level grassed backyard.

The second story features 4 generous sized bedrooms each with their own ensuite including a spacious master suite with vaulted ceilings, walk-in closet, spa-like ensuite, and pee-a-boo city views thru an abundance of windows.

The basement includes a two bedroom legal self-contained suite, plus a large recreation room/media room with wet bar, full bathroom, and a wine cellar for main floor use.

The home is situated on a level 50' x 147' lot on a low traffic street offering a three car garage with lane access plus a parking pad and is a short distance to Boulevard Park, Queensbury Elementary, Sutherland Secondary, and close to all Lonsdale amenities.

Listed at \$2,599,900
+ GST











FEATURES + SPECIFICATIONS

FEATURES:

- 10' ceilings on the main
- 7 zone radiant in-floor heat, heat recovery system, and air conditioning
- Solid 8' doors (1.5" thick) on main & top floor
- Gourmet kitchen with high-end appliances & large centre island
- Wok kitchen with oven, cooktop, dishwasher, and pantry storage.
- Flexible plan den/main floor bedroom with ensuite and walk-in closet
- Main floor laundry/mud room with wall-to-ceiling storage and exterior access
- Multi room in-ceiling speakers
- 9' ceilings on the top floor
- Spacious 18'6 x 15'6 master bedroom with partial city views
- Spa-like master ensuite with soaker tub, his-and-her sinks, and steam shower
- Top floor bedrooms include their own ensuite
- 2 bedroom legal suite down
- Exterior access to basement recreation room
- Wine room with roughed-in wiring & piping for cooling system
- Large rec/media room pre-wired for entertainment system
- Alarm and 4 zone video surveillance system
- In-ground irrigation system
- Level grassed backyard
- 3 car garage off lane + concrete parking pad
- Gravity feed drainage system - no sump required
- EnerGuide rating: 80
- Aviva 2-5-10 New Home Warranty

INCLUDED ITEMS:

Main Kitchen

- 48" Subzero fridge
- 36" Wolf 6 burner gas cooktop
- Wolf wall oven
- Asko dishwasher

Wok Kitchen

- Wolf 4 burner gas cooktop
- Fulgor oven
- Asko dishwasher

Other Included Items

- Beverage fridge: kitchen + recreation room
- Samsung washer/dryer
- Built-in Vacuum + attachments

Suite

- Samsung appliance package: stove, fridge, and full size washer/dryer
- Asko dishwasher

MATERIALS:

- Custom Euroline windows and exterior French doors
- Goodfellow engineered hardwood floors
- Benjamin Moore paint throughout
- Caesarstone counters
- Kohler sinks and toilets
- Kohler kitchen faucet
- Grohre faucets throughout
- TimberlineHD Asphalt roof
- IBC boiler

PROPERTY DETAILS:

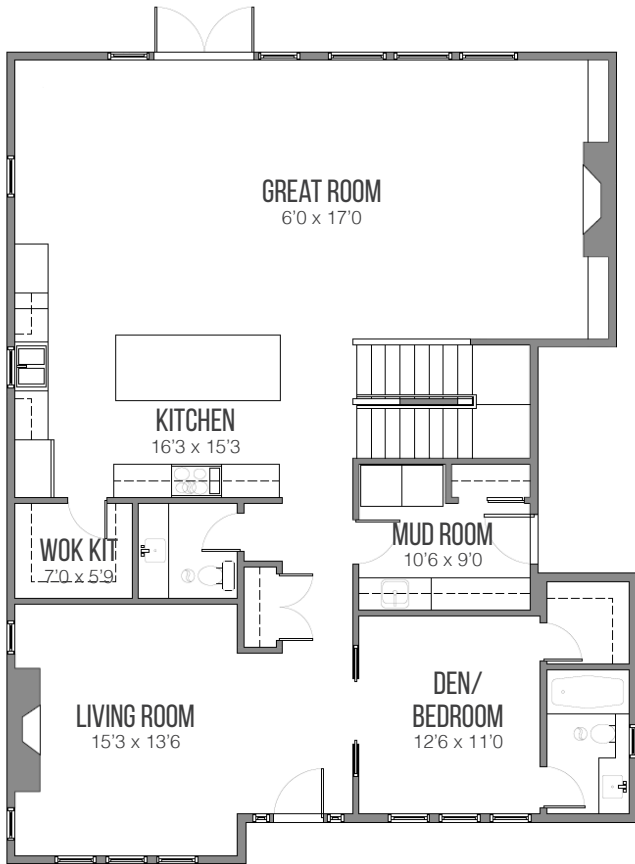
Age:	New
Bdrms:	7
Baths:	8
Full:	7
Half:	1
Dens:	1
Interior Sq/Ft:	5,104
Main:	1,722
Upper:	1,456
Lower:	1,926
Lot (sq/ft):	7,350
Frontage:	50'
Depth:	146.84'
Rear yard exp:	North
Fireplaces:	2
Parking Type:	3 car garage
Covered Spots:	3
Open Spots:	1
Title to land:	Freehold

BUILDER:

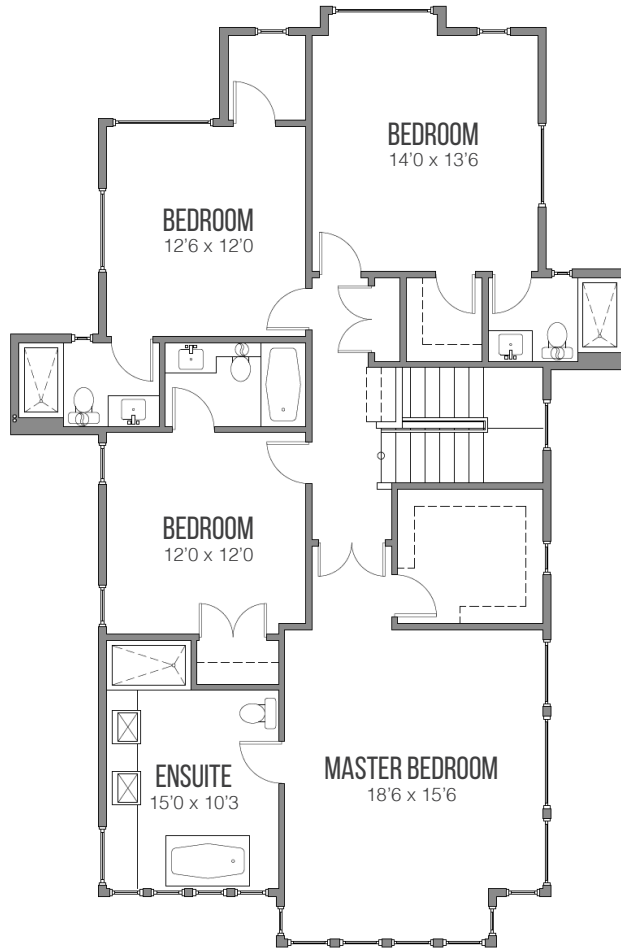
Built by experienced & quality
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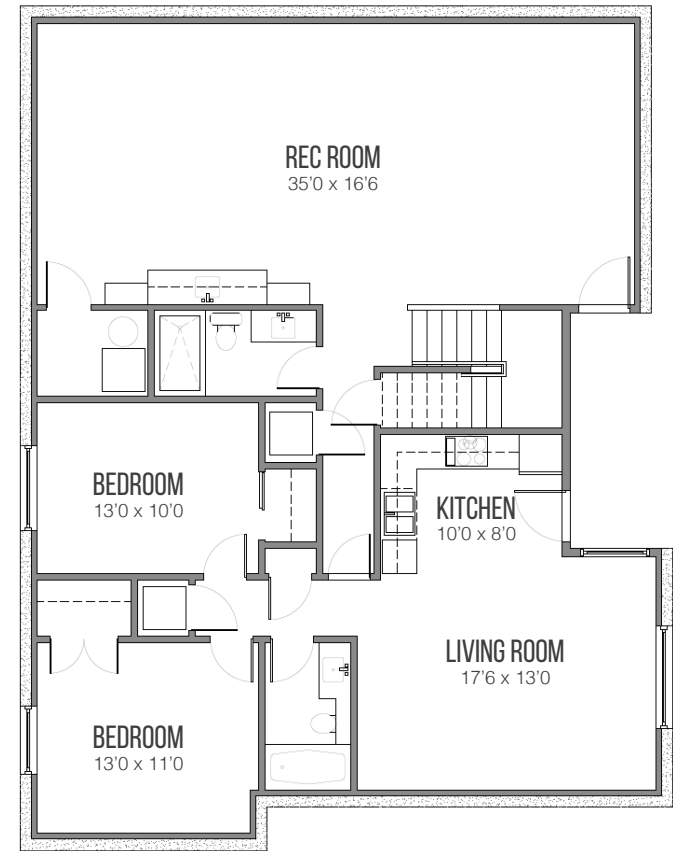




Main Level: 1,722 sq/ft



Upper Level: 1,456 sq/ft



Lower Level: 1,926 sq/ft

All information displayed is believed to be accurate but is not guaranteed and should be independently verified. Plan, square footage, & room sizes from approved building plans. Buyer to verify.

For more information
Call **604 983 2518** or visit
RealEstateNorthShore.com