



2698 VIOLET STREET
NORTH VANCOUVER

ANOTHER QUALITY BUILT HOME BY CITY LINE DEVELOPMENTS

■ It is our pleasure to offer this quality built home by CITY LINE DEVELOPMENTS in the heart of Blueridge! Situated on a super quiet street, this over 3700 sq/ft house is just steps from both levels of schools, transit, shopping and trails. Fully equipped with all luxurious options including high-end appliances, eclipse doors, quartz counters, engineered hardwood floors, heat pump with A/C, irrigation system, surveillance cameras, Sonos sound system, and media room with projector for entertaining. The main floor offers an elegant and open plan design including a spacious living room and dining room with gas fireplace. Highlighting the space is the gourmet kitchen with timeless white shaker cabinets, quartz counters, premium KitchenAid appliances, an oversized centre island, and a pantry. Adjacent to the kitchen is a family room, thoughtful built-in desk + potential eating area, and the eclipse doors that lead to a covered patio. Completing the main is a den, laundry room, plenty of closet space, and a 2 piece bathroom. Upstairs offers 4 generous sized bedrooms including master with walk-in closet and spa-like ensuite including his and her sinks, soaker tub, and seamless glass shower. The finished lower level includes a 2 bedroom legal suite, as well as a recreation/media room for main floor use (fully equipped with projector, 7.2 surround sound, + wet bar). Situated on a low maintenance 33' x 154' lot with lane access to a 2 car garage and parking pad.

Listed at \$1,998,000
+ GST











FEATURES + SPECIFICATIONS

FEATURES:

- 9' ceilings on the main
- Gourmet kitchen with high-end appliances & large centre island
- Ample sized pantry roughed in for wok kitchen
- Forced air heat + heat pump with A/C
- Main floor office
- Main floor laundry room
- Three zone in-ceiling speakers
- Four bedrooms up including a spacious 14'11 x 12'11 master bedroom
- Spa-like master ensuite with soaker tub, his-and-her sinks, and shower
- 2 bedroom legal suite down
- Exterior access to basement recreation room
- Recreation room with wet bar, built-in 7.2 surround sound, and projector system
- Alarm and 4 zone video surveillance system
- In-ground irrigation system
- Eclipse doors off the main to a covered patio with natural gas BBQ hookup
- Grassed backyard
- 2 car garage off lane + parking pad
- Kohler toilets
- Delta + American Standard faucets
- Pravada engineered hardwood floors
- Echelon General Insurance Co.
2-5-10 New Home Warranty

INCLUDED ITEMS:

Main Kitchen

- KitchenAid fridge, stove, dishwasher, & hood fan
- Panasonic microwave

Other Included Items

- Danby beverage fridge: kitchen + recreation room
- Samsung washer/dryer
- Video surveillance monitor
- Family room TV
- Sony projector, screen, AppleTV, & Denon receiver
- Sonos sound system
- Built-in Vacuum + attachments

Suite

- Whirlpool stove & dishwasher
- Hinsense fridge
- Whirlpool washer/dryer

SCHOOLS:

Seymour Heights Elementary
Windsor Secondary

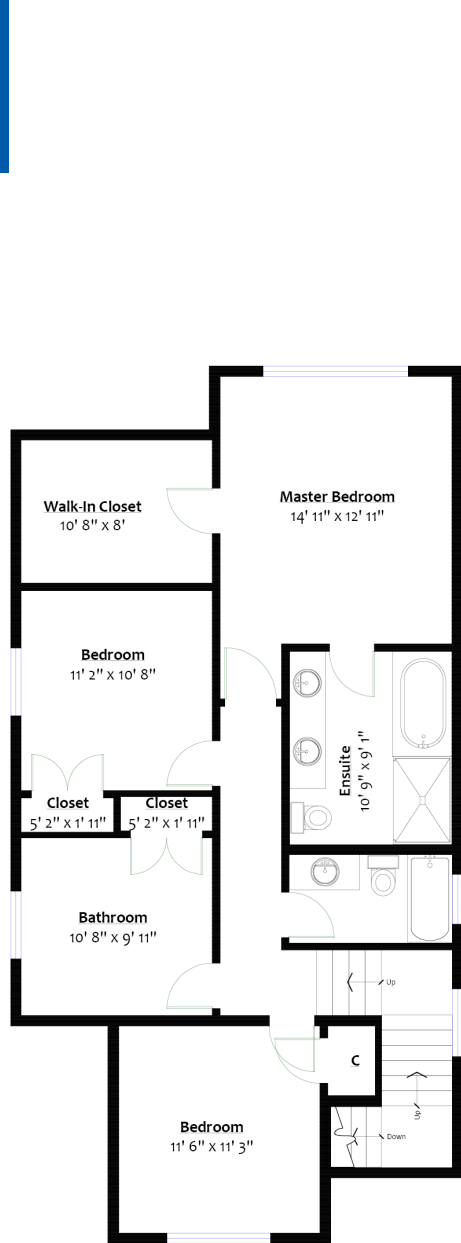
PROPERTY DETAILS:

Age:	New
Bdrms:	6
Baths:	4.5
Full:	4
Half:	1
Dens:	1
Interior Sq/Ft:	3,739
Main:	1,286
Upper:	1,099
Lower:	1,354
Lot (sq/ft):	5,110
Frontage:	33'
Depth:	154'
Rear yard exp:	North
Fireplaces:	2
Parking Type:	2 car garage
Covered Spots:	2
Open Spots:	1
Title to land:	Freehold

BUILDER:

Built by experienced
& quality North Shore builder
CITY LINE DEVELOPMENTS

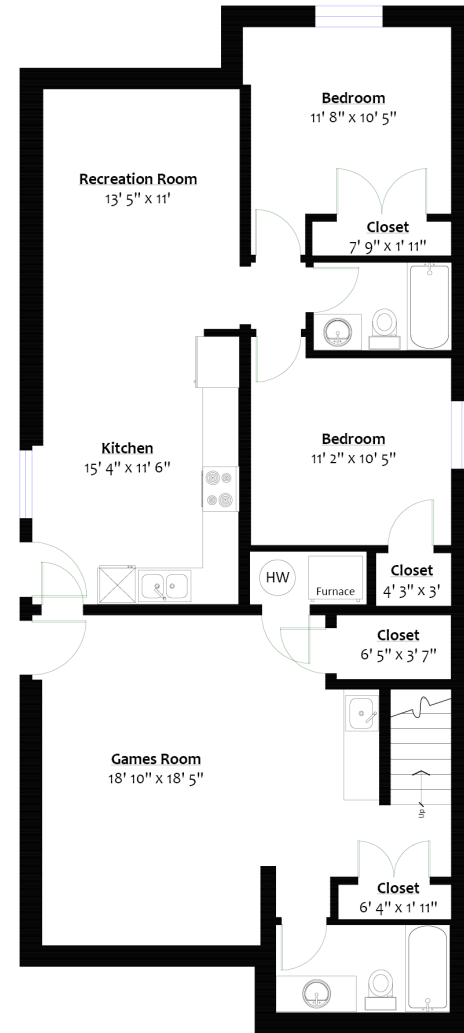




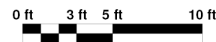
UPPER LEVEL
Floor Area: 1,286 Sq. Ft.



MAIN LEVEL
Floor Area: 1,286 Sq. Ft.



LOWER LEVEL
Floor Area: 1,354 Sq. Ft.



All information displayed is believed to be accurate but is not guaranteed and should be independently verified.
Plan prepared by BC Floorplans. Sq/ft approx. based on interior measurements to exterior walls.
This communication is not intended to cause or induce breach of an existing agency agreement.

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