

SOLD (BOUGHT)

Surrey home offers gracious living

5,500-square-foot custom home features fine, formal styling for life on a grander scale

NICOLA WAY
SPECIAL TO THE SUN

8450 171st St., Surrey

Type: 7-bedroom, 6-bathroom detached

Size: 5,485 sq. ft.

BC Assessment, 2014: \$994,000

Listed for: \$1,048,000

Sold for: \$1,030,000

Sold on: March 7

Days on market: 8

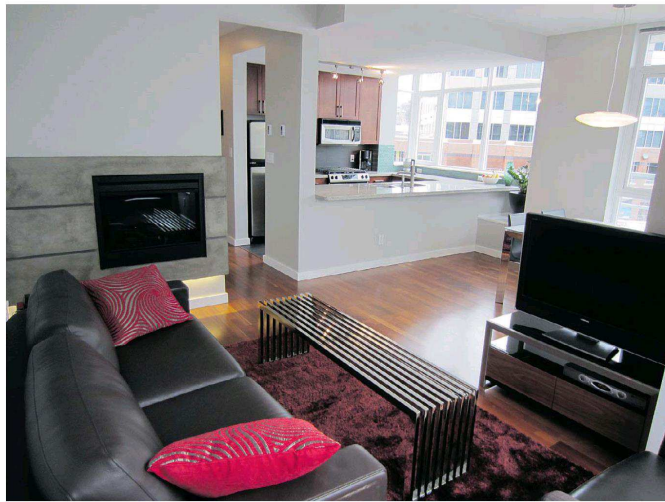
Listing agent: Dennis Fung at HomeLife Benchmark Titus Realty

Buyers agent: Dennis Fung at HomeLife Benchmark Titus Realty

The big sell: Waterford Estates is a series of custom-designed homes which were built in Surrey's Fleetwood Tynehead district in 2011. With an interior floor plan that measures almost 5,500 square feet, this particular property provides living and entertaining on a grand scale. The double-door entry with wrought iron and glass finishing opens to a double-height foyer where French doors lead out to a private courtyard. The formal living room has expansive windows and a gas fireplace with a stone hearth and mantel, and the dining room exudes elegance with wainscoting, wood flooring, and ceiling detail. The designer kitchen has granite countertops, tile flooring and backsplash, breakfast bar seating, an adjacent spice kitchen with ample storage and cooking space, and overlooks the family room. There are two luxurious master suites — one on the main floor and one upstairs — and both have jetted soaker tubs in their ensuites. The fully-finished basement has a rec room which could double as a home theatre, a games room, and additional bedrooms.



Exuding elegance, the estate at 8450 171st St. boasts granite kitchen countertops and two luxury master suites — each equipped with jetted soaker tubs.



This 1,000-sq.-ft end-unit condo at 2055 Yukon St. sold in six days, largely thanks to spectacular west-facing sunsets.

Vancouver condo appeals on many levels

402 — 2055 Yukon St., Vancouver

Type: 2-bedroom, 2-bathroom apartment

Size: 1,000 sq. ft.

BC Assessment, 2014: \$564,000

Listed for: \$629,000

Sold for: \$609,000

Sold on: March 16

Days on market: 6

Listing agent: Scott Thompson at RE/

MAX Crest Realty Westside

Buyers agent: Carole Lieberman at Dexter Associates Realty

The big sell: According to listing agent Scott Thompson, the reason for an accepted offer in six days was multifold. Namely, an end unit location with triple exposure and views across to Grouse Mountain and west-facing sunsets, a large entertainment-sized kitchen with wraparound counter space and seating for four, and tasteful renovations that were carried out last year which include a cast concrete fireplace in the living

room, an office with custom millwork, and built-in closet organizers. The suite has an expansive patio with a natural gas hook-up for a barbecue or a fire pit. The home is situated in the Montreux development by Bastion and is within walking distance to Cambie Village, Olympic Village, Granville Island and the False Creek seawall. Other highlights include hardwood flooring with tiling in the kitchen and entryway, a Bosch dishwasher, and fresh paintwork. Rentals and pets are allowed with restrictions and the monthly maintenance fee for this unit is \$352.59.

Tsawwassen home meets buyers' needs

329 — 1441 Garden Place, Tsawwassen

Type: 2-bedroom, 2-bathroom apartment

Size: 1,011 sq. ft.

BC Assessment, 2014: \$256,000

Listed for: \$257,500

Sold for: \$245,000

Sold on: March 8

Days on market: 28

Listing agent: John Nielsen at RE/MAX Real Estate Services

Buyers agent: Harris First at Opus Realty

The big sell: Buyers' agent Harris First cited the following strict criteria from his clients for their home purchase: A second bathroom, a unit size of 1,000+ square feet, and a central Tsawwassen location. This property in The Magnolia

development checked these three boxes and more as an added bonus included a top floor position. The layout of the home has been well designed to maximize the space available and incorporates a 16-by-12-foot living room complete with a brick-surround gas fireplace, a separate dining area, two good-sized bedrooms, one four-piece family bathroom, and a two-piece ensuite, as well as a private northwest-facing sundeck with a peaceful outlook across the neighbouring trees. The home also offers in-suite laundry, a storage locker, and secure underground parking. The Magnolia is situated on a cul-de-sac within walking distance to the town centre, recreational amenities and public transit. The maintenance fee for this home is \$309.00 per month.

These transactions were compiled by Nicola Way of BestHomesBC.com and AssignmentsCanada.ca. Realtors — send your recent sales to nicola@besthomesbc.com

RECOGNITION



Graef Stolz, general manager of Avid Ratings Canada, presents Rnh Grimm.