

A Return to Timeless Elegance

2463, 2465, 2467 West 8th Avenue, Vancouver
Priced from \$899,000 - \$988,000



"The goal was simple: understated glamour. We wanted to create an interior that people could imagine themselves in for years. Mount Royal embraced our creative vision and invested in the details that made this a reality. I'm in love with the final result". Kelly Deck, Director of Kelly Deck Design.

Peter Juric at 604.649.3885 Sutton Group West Coast Realty



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Mount Royal Developments, Kelly Deck Design, and Liberty are pleased to present to you, three Parisian inspired town homes Newly Priced from \$899,000 to \$988,000 offering approx. 1200 – 1485 sq. ft. of spacious living.

These designer treasures are located on a beautiful tree-lined street in Kitsilano just steps to Vancouver's top restaurants and boutiques.

This boutique-style development boasts exceptional quality and attention to detail such as:

Gorgeous custom built-ins, smoked-oak hardwood floors with 9 ft. & vaulted ceilings. The elegant charcoal lacquered kitchen & great room are perfect for entertaining, with double French doors that open onto a large deck and allow for easy indoor/outdoor living (a gas bib is ready for year round grilling). The surrounding private gardens are fully landscaped including a custom fence and trellis.

Upstairs you'll find anti-allergenic Nature's Wool carpet throughout the two spacious bedrooms. In the master, a stunning marble clad master ensuite & second bath with a deep soaker tub.

Other features include Radiant hot water heat with a Navien High Efficiency Tank less water heater, secure underground garage, built in speakers with volume control and security system. Rain Screen and covered under NATIONAL HOME WARRANTY 2-5-1- Program.

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Presented by:
Peter Juric
 Sutton Grp.-West Coast Realty
 Email: mountroyaldev@shaw.ca
 Cell: 604-649-3885

Kitsilano, Vancouver West Residential Attached
2465 W 8TH AV MLS # V754259 Active



List Price: \$988,000

Previous Price:		Subdiv/Complex:	
Original Price:	\$988,000	View:	No
Frontage:	50.00	Postal Code:	V6K 2B2
Depth/Size:	110	Type:	Townhouse
Lot SqFt:	5,500	Approx Yr Blt:	2009
Exposure:		Age at List Date:	0
Stories in Bldg:	2	Zoning:	RT8
Flood Plain:		Taxes:	\$2,800 / 2008
Meas. Type:	Feet	Gst Incl:	
Fixtures Lsd:	No	Apprvl Req:	
Fixt Removed:	N	Occupancy:	Vacant
		Tax Incl Utilities:	N

Style of Home:	2 Storey w/Bsmt.	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Stall #:		Parking Stall Owned:	
Foundation:	Concrete Perimeter	Parking Access:	Front		
Exterior:	Wood	Parking Facilities:	Garage Underbuilding		
Rain Screen:	Yes				
Type of Roof:	Asphalt	Dist to Public Trans:	ONE	Dist to School/Bus:	TWO
Renovations:		Units in Development:	3	Total Units in Strata:	3
Flooring:	Hardwood / Tile / Wall/Wall/Mixed	Locker:	No	Locker #:	
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Radiant	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Registered Owner		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	0 -		
Outdoor Area:	Fenced Yard / Patio(s) / Sundeck (s)	Property Disclosure:	/ Yes		
Mngmt Co/Phone:		Bylaw Restrictions:	No Restrictions		
Mo. Maint Charge:	\$180.00				

Maint Charge Incl: Other

Legal: PL BCS 3151 LT 1 DL 5261 LD 36 PID: 027-681-254
 Amenities: Bike Room, In Suite Laundry
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Garage Door Opener, Microwave, Security System, Smoke Alarm, Sprinkler - Fire, Vacuum R.I., Vaulted Ceiling
 Site Influences: Central Location, Private Yard

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 11'						
Main F.	Kitchen	11'6 X 9'						
Main F.	Dining	11' X 8'6						
Main F.	Laundry	5' X 5'						
Main F.	Entrance Hall	4'6 X 5'						
Above	Master Bedroom	17'8 X 10'8						
Above	Bedroom	12' X 10'8						
Above	Walk-In Closet	6' X 4'6						
Bsmt	Bedroom	10'6 X 11'						

Floor Area (SqFt):		Total # Rooms:	9	Bathrooms
Finished Floor Area Main:	657	Finished Levels:	3	1 4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Up:	643	Basement Area:	None	2 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down:	287			3 3 Piece; Ensuite: Y; Level: Bsmt
Finished Floor Area Bsmt:	0	Bsmt Height:		4
Total Finished Floor Area:	1,485	Restricted Age:		5 ; Ensuite: N
		# Pets; Cats; Dogs:		6
Unfinished Floor Area:	0	# or % Rentals:		7
Grand Total Floor Area:	1,485			8

Listing Broker(s): (1) Sutton Grp-West Coast Realty

A return to timeless elegance, Mount Royal Developments & Kelly Deck Design presents three Parisian inspired townhomes. This boutique-style development boasts a stunning marble clad master bathroom & second bath with deep soaker tub, smoked oak hardwood floors, 9 ft & vaulted ceilings, Wool carpets, custom built-ins and exceptional attention to details. The elegant charcoal lacquered kitchen & formal dining are perfect for entertaining with double French doors leading to a 30 foot porch & fully landscaped Private Yard.

Presented by:
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Kitsilano, Vancouver West Residential Attached
2467 W 8TH AV Active
MLS # V754253



List Price: \$899,000

Previous Price:		Subdiv/Complex:	
Original Price:	\$899,000	View:	No
Frontage:	50.00	Postal Code:	V6K 2B2
Depth/Size:	110	Type:	Townhouse
Lot SqFt:	5,500	Approx Yr Blt:	2009
Exposure:		Age at List Date:	0
Stories in Bldg:	2	Zoning:	RT8
Flood Plain:		Taxes:	\$2,500 / 2008
Meas. Type:		Gst Incl:	
Bedrooms:	2	Apprvl Req:	
Bathrooms:	3	Occupancy:	Vacant
Full Baths:	2	Tax Incl Utilities:	N
Half Baths:	1		
Fixtures Lsd:	No		
Fixt Removed:	N		

Style of Home:	2 Storey	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Stall #:		Parking Stall Owned:	
Foundation:	Concrete Perimeter	Parking Access:	Front		
Exterior:	Wood	Parking Facilities:	Garage Underbuilding		
Rain Screen:	Yes	Dist to Public Trans:		Dist to School/Bus:	
Type of Roof:	Asphalt	Units in Development:	3	Total Units in Strata:	3
Renovations:		Locker:	No	Locker #:	
Flooring:	Hardwood / Tile / Wall/Wall/Mixed	Possession:			
Water Supply:	City/Municipal	Title to Land:	Freehold Strata		
Heat/Fuel:	Radiant	Seller's Interest:	Registered Owner		
No. of Fireplaces:	1	Mortgage Info:	0 -		
Fireplace Fuel:	Gas - Natural	Property Disclosure:	/ Yes		
Outdoor Area:	Fenced Yard / Patio(s) / Sundeck (s)	Bylaw Restrictions:	No Restrictions		
Mngmt Co/Phone:					
Mo. Maint Charge:	\$180.00				

Maint Charge Incl: Other

Legal: PL BCS 3151 LT 3 DL 526 LD 36 THE STRATA LOT AS SHOWN ON FORM 5 PID: 027-681-271
 Amenities: In Suite Laundry, Storage
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Compactor - Garbage, Garage Door Opener, Microwave, Security System, Smoke Alarm, Sprinkler - Fire, Vacuum R.I. , Vaulted Ceiling
 Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 12'						
Main F.	Kitchen	10' X 9'						
Main F.	Dining	12' X 7'						
Main F.	Entrance Hall	8' X 3'						
Main F.	Den	5'5 X 4'10						
Above	Master Bedroom	16' X 12'8						
Above	Bedroom	11'8 X 9'						
Above	Walk-In Closet	6'8 X 5'8						
Above	Laundry	0' X 0'						

Floor Area (SqFt):		Total # Rooms:	9	Bathrooms	
Finished Floor Area Main:	590	Finished Levels:	2	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	626	Basement Area:	Crawl	2	4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down:	0			3	4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,216	Restricted Age:		5	
		# Pets; Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,216			8	

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