

Front 1/2 Duplex 1122 NANAIMO ST

// RENFREW // VANCOUVER //

// ABOUT THE SUITE //

- 1,502 square feet of interior space
- Fenced & elevated front yard
- Smooth, overheight ceilings & pot lighting throughout
- Engineer hardwood flooring & stairs
- Designer glass staircase & railings
- Spacious chef's kitchen:
 - Floor to ceiling cabinetry
 - Quartz countertops
 - Large island w/ showpiece oversized pendant lighting
 - 36" French door fridge
 - 30" Gas stove (smart function)
 - 24" Dishwasher
 - Stainless steel chimney hood fan
- Main floor powder room
- Three bedrooms on second level
- Full-size laundry
- Ensuite features:
 - Deep soaker tub w/ tiled walls & niche
- Top level home primary suite or office:
 - Private 3-piece washroom
 - Tilt & open euro patio door
 - 90 Sq ft terrace w/ mountain & city views
- Natural gas connection & hose bib on front porch
- Ring doorbell camera

// ABOUT THE STRUCTURE //

- Built: 2020
- Zoning: RM-12N
- Lot Size: 33 x 126
- Lot Area: 4,161 Sq
- Suite: No
- Heating: Radiant in-floor
- Hot Water: On-demand
- Garage: Single car (EV Ready)
- Gated outdoor parking pad
- Elevated yard for privacy
- Balance of 2-5-10 warranty

// NEIGHBOURHOOD NOTES //

- Minutes walk to bus stop
- 8 minute drive to downtown
- 15 minute walk to Commercial Drive
- 8 minute walk to Templeton Park pool
- Lord Nelson Elementary
- Templeton Secondary
- Laura Secord Elementary (French)
- Vancouver Technical Secondary (French)

WEST HAVEN
GROUP

