



Residence

2234

STEPHENS ST, VANCOUVER
KITSILANO

ABOUT THE HOME

- 2,281 square feet of interior space
 - 510 square feet of outdoor deck space
 - Kits character home
 - 8' ceilings on main level
 - 8'3 ceilings on upper floor
 - 6'5 ceiling height in basement
 - Designer renovated interiors respecting the original features of the house
 - Classic front veranda
 - Coffered ceilings
 - Wainscotting throughout
 - Original stained glass windows
 - Exposed brick in the kitchen
 - New drain tile in 2015
 - Fully fenced back yard and front yard space
 - Beautifully landscaped
 - Workshop space in utility room
 - New bike storage room below veranda
- Additional upgrades include:
 - Basement:
 - Contemporary studio suite with kitchenette
 - Newer sump pump
 - Main floor:
 - Newer gas fireplace
 - Refinished hardwood floors
 - Induction range in kitchen
 - Refinished dining area and added the banquette
 - Newer main floor powder room
 - Built-in bench in entry foyer
 - Newer paint and light fixtures in all room
 - Natural gas BBQ on deck
 - Upstairs:
 - Custom Murphy bed in front bedroom/office
 - Updated main bathroom with tile, storage, and new shower
 - Newer stacking washer/dryer in closet
 - Closet system in primary bedroom
 - Newer paint and light fixtures in all rooms
 - Refinished hardwood floors
 - Exterior:
 - Back garden styled and sodded
 - Pavers around back garden and front garden
 - Bike storage built under the front steps
 - Newer fence

ABOUT THE PROPERTY

- No. OF STRUCTURES: **1**
 - YEAR BUILT: **1912**
 - CHARACTER MERIT: **No**
 - GARAGE: **No**
 - BASEMENT: **Yes, 6'5" ceiling height**
 - SECONDARY SUITE: **Yes**
 - LANEWAY HOME: **No**
- AGE OF ROOF: **Approx. 15 years**
 - AGE OF WINDOWS: **Varies**
 - AGE OF PIPING: **Varies**
 - AGE OF WIRING: **Approx. 2005**
 - AGE OF FURNACE: **Unsure, but has been replaced**
 - AGE OF HOT WATER TANK: **2 tanks, age unknown**



ABOUT THE LOT

- ZONING: **RS-8**
- LOT AREA: **2,700 sq**
- LOT DEPTH: **90 feet**
- LOT WIDTH: **30 feet**
- LANE ACCESS: **No**

NOTES

- OIL TANK SCAN: **No oil tank**

