

Detached

4151 WINDSOR ST

// FRASERHOOD // VANCOUVER //

// ABOUT THE HOME //

- 2,005 square feet of interior space
- 3,244 square foot lot
- Updated hardwood flooring
- Solid core doors for soundproofing
- New gas fireplace
- 'Lennox' heat pump/air conditioning
- Updated main floor bathroom
- New laundry w/ folding centre
- Custom oak floating dining shelving
- Upgraded electrical
- New kitchen:
 - White shaker cabinetry
 - Quartz countertops
 - Skylight & new windows
 - Kitchenaid & Fisher Paykel appliances
- Primary bedroom:
 - Bay window w/ upholstered boucle cushion
 - Built-in storage along two walls
 - Built-in nightstands w/ quartz stone tops
 - Custom window coverings
- Lower level (suite option):
 - Two large bedrooms
 - Updated bathroom w/ shower
 - Kitchenette w/ butcherblock, range optional
 - Engineered hardwood flooring

// ABOUT THE STRUCTURE //

- Built: 1912
- Zoning: RS-1
- Taxes: \$7,526.37
- Lot Size: 33.5' x 101.5'
- Lot Area: 3,244 Sq
- Heating: Heat Pump & AC
- Hot Water: Boiler
- Rebuilt front porch & staircase w/ recessed step lighting
- New fencing
- New landscaping & retaining wall
- Sump pump
- Rebuilt & insulated storage room below kitchen

// NEIGHBOURHOOD NOTES //

- 'Fraserhood' community area
- One block to Glen Park
- Three blocks to Fraser Street cafes
- Walking distance to Safeway & Main Street

WEST HAVEN
GROUP

