

1/2 Duplex

529 E 17TH AVENUE

// FRASER // VANCOUVER //

// ABOUT THE HOME //

- 1,624 square feet of interior living space
- Spacious & private rear fenced yard w/ fig tree
- 9' main floor ceiling height
- North-facing rear unit w/ abundant windows
- North Shore mountain views from top floor
- Engineer 7.5" oak hardwood flooring & stairs
- Radiant in-floor heating & air conditioning
- Main floor gas fireplace & powder room
- Contemporary kitchen:
 - Full-height contemporary painted cabinetry
 - Caesarstone countertops & backsplash
 - Integrated appliance package:
 - > 30" Fisher & Paykel gas cooktop
 - > 30" Fisher & Paykel electric wall oven
 - > 30" Faber pull-out hoodfan
 - > 36" Fisher & Paykel french-door fridge
 - > 24" Blomberg integrated dishwasher
 - > Panasonic built-in microwave
- Second floor large bedrooms (queen-size) w/ blackout roller shades & custom closet organizers
- Spacious bathroom w/ double sink vanity, accent sconce lighting & deep soaker tub/shower
- Top floor primary suite w/ vaulted ceiling, full-width terrace & custom walk-in closet
- Luxurious ensuite:
 - Double-sink vanity w/ medicine cabinets
 - Curbless shower w/ glass enclosure
 - Free-standing tub & large window

// ABOUT THE BUILDING //

- Building Name: Back 1/2 Duplex
- No. of Floors: 3
- No. of Strata Lots: 2
- Built: 2020
- Contingency Fund: NA
- Maintenance Fee: NA
- Pets: Yes (No restrictions)
- Short Term: No restrictions
- Depreciation Report: NA
- Insurance Deductibles:
 - All Risk: \$NA
 - Sewer: \$NA
 - Water: \$NA
 - Earthquake: \$NA

// AMENITIES & NOTES //

- Substantially-engineered pile foundation
- Air conditioned top floor
- Smart-home system:
 - 'Brilliant' technologies smart screen
 - 'Wemo' smart lighting switches
 - Ring door camera
 - Built-in speakers (4 main + 1 ensuite)
 - DSC alarm system
 - Honeywell smart thermostats
- Super-insulated walls for efficiency
- Solid core interior doors w/ Emtek hardware
- School Catchments:
 - Nightingale Elementary (K-7)
 - Sir Charles Tupper Secondary (8-12)
- Parking: 1 garage

