

Residence

# 722 W 19th Avenue

CAMBIE, VANCOUVER

## RESIDENCE FEATURES:

- Over-height ceilings
- Floating walnut staircases w/ recessed step lighting
- 3-sided gas fireplace & blackened oak entertainment centre & 'Balmoral' leathered marble hearth
- Recessed baseboards throughout & trimless doors / windows
- Eclipse European patio doors
- Walnut engineer hardwood flooring
- Deluxe offices by *House of Bohm*
- Eurofase recessed lighting, Bocci 14 & 28 series pendants
- Custom linen draperies throughout
- Spacious primary suite:
  - Built-in king bed and nightstands
  - Spacious walk-in closet
  - Grasscloth wall coverings
  - Mountain views
  - Juniper Design wall sconces
- Luxurious bathrooms:
  - Meson's Italian floating vanities
  - Bianco Carrara stone & tile
  - Kohler 'Loure' chrome faucets
  - Duravit wall-hung toilets
  - Restoration Hardware mirrors
  - Juniper Design ensuite sconces
  - Ensuite shower w/ 6 body jets
- European kitchen:
  - Meson's Italian cabinetry
  - 12' Statuario marble island w/ double waterfall & Bocci plugs
  - Gaggenau appliances:
    - induction cooktop, wall & speed ovens, 70 bottle beverage fridge, dishwasher
    - 36" Sub-Zero panelled fridge
    - Dornbracht 'LOT' stainless steel faucet w/ pull-out spray
    - Walk-in pantry w/ microwave
- Wet bar and media room
  - Walnut cabinetry & Nero Marquina marble counter w/ waterfall & Bocci plugs
  - 24" Liebherr fridge
  - Fisher & Paykel dishwasher
  - Kohler 'Karbon' bar faucet
- 360 bottle temperature controlled wine room in walnut millwork

## STRUCTURE NOTES:

- Designed by Randy Bens Architect
- Built in 2013
- Taxes: \$12,359.90
- Standing seam metal roof: 2013
- Cement board siding: 2013
- Spray foam insulation
- Hot water on demand system: 2022
- Radiant heating
- Central air conditioning w/ discreet vents
- Exterior re-painted: 2022
- Artificial turf and low maintenance landscaping w/ irrigation

## LOT & NAIGHBOURHOOD:

- RS-7 zoning
- 33 foot width x 122 foot depth
- Park-facing on to Heather Park
- Two blocks from Douglas Park
- Central location, steps to Cambie street shops & restaurants. 5 minutes to downtown
- K-7 Edith Cavell Elementary
- 8-12 Eric Hamber Secondary
- 8-12 Sir Winston Churchill Secondary French Immersion

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