

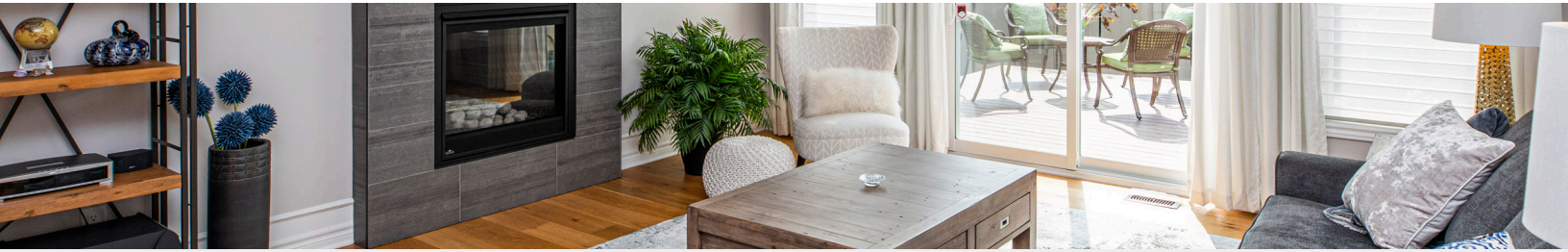


154 cambie road

RIVERSIDE SOUTH • 2 BEDS • 2 BATHS

Welcome to this beautiful Beaumont model by Urbandale, with elegant upgrades and the comfort of bungalow living. Built in 2017, this home includes over \$25,000 in upgrades across nearly 1700 square feet of finished living space.

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Step into the tiled foyer, illuminated by a modern light fixture. Ten-foot ceilings extend throughout the ground floor, expanding the scope of your living space. The home office, which can easily convert to a third bedroom, offers hardwood flooring, a modern light fixture, and plenty of natural light. The same wide-plank oak engineered hardwood extends throughout the open-concept living space. Transition seamlessly between the living room, dining room, and open kitchen. In warm weather, enjoy the extended living space of your deck. A glass sliding door and full wall of windows allow for the easy flow of light and life between the indoor and outdoor space. The spacious living room includes a gas fireplace with a custom tiled accent wall. A modern light fixture illuminates the space on cosy evenings. Custom blinds by Hunter Douglas give you control over light and privacy.

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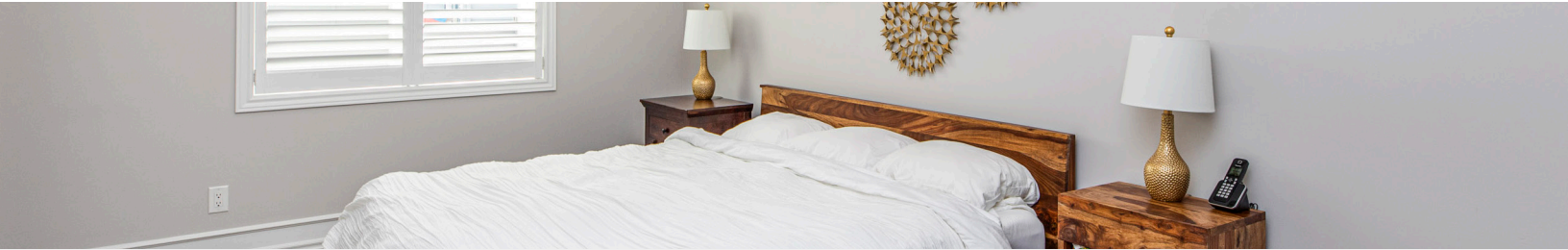


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The kitchen, one of the most extensively upgraded rooms in the home, features a large plumbed island with additional cabinet storage. Quartz countertops gleam alongside the marble herringbone backsplash. White shaker cabinets are equipped with soft-close hinges and rails. Pots and pans drawers and a walk-in pantry complete your storage solutions. The kitchen is also equipped with a baseboard vacuum system, a water line to the fridge, and a gas connection for your stove. Additional pot lights illuminate the space alongside modern pendant light fixtures.

The large primary bedroom features a walk-in closet and three-piece ensuite, both upgraded with pocket doors. Prepare for the day at your vanity with quartz countertop, or unwind in the large glass shower. California shutters in the bedroom and ensuite ensure privacy.



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Foyer	Main	15'2" x 5'1"
Den/Office	Main	10'2" x 9'
Living Room	Main	15'9" x 15'1"
Kitchen	Main	12'1" x 9'8"
Dining Room	Main	13'11" x 12'8"
Primary Bedroom	Main	16'2" x 11'
3-Piece Ensuite	Main	11'9" x 6'3"
Walk-in Closet	Main	6'3" x 4'11"
Bedroom	Main	12'4" x 11'
Full Bathroom	Main	9'5" x 7'1"
Laundry Room	Main	7'7" x 7'5"
Taxes		\$5,468 / 2020

Includes

Hood Fan, All Window Coverings, Light Fixtures, Automatic Garage Door Opener, Central Vacuum and Accessories.

Excludes

Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, BBQ, Murphy Bed, TVs and TV Mounts.

Features

- Plumbed kitchen island with additional storage on both sides.
- Upgraded wide-plank engineered wood flooring throughout the main level.
- Enclosed backyard with a low-maintenance PVC fence and deck.
- Main-level laundry room with pocket door.
- Lower level rough-in for future bathroom.

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