



Welcome to 3976 157A Street ‘MORGAN CREEK’

Offered For Sale

One of the best unobstructed North Shore MOUNTAIN & VALLEY VIEWS in MORGAN CREEK from Mt. Baker to the North Shore - stunning! Custom built by Street of Dreams Builder, Janmor Holdings. 5771sq.ft. of quality finishing on three levels in a quiet CUL-DE-SAC. This Luxury Home features 6 bedrooms, 7 baths, 2 walk-outs from basement, handicap access, and TRIPLE GARAGE. FULLY FINISHED BASEMENT includes CUSTOM MEDIA room, wine room, wet bar, storage, PLUS in-law/nanny FULL DAYLIGHT SUITE with separate entry, kitchen and laundry. MASTER Bedroom has mountain view private deck and spa ensuite. Very open, bright design incorporates everything a growing family or entertainer requires. Quality solid 2x6 construction, custom millwork, high ceilings, solid wood cabinetry with GRANITE counters, STAINLESS steel appliances, PLANK HARDWOOD flooring, central air conditioning. Large open & covered decks on four levels, overlooks LARGE 15,214 SQ. FT. LOT, outdoor Masonry Fireplace, professional landscaping, northeast mountain facing rear yard, with brick path and boulder river beds.

Age: 6 years
Legal Description: PLN LMP47699 LT111 LD36 SEC26 TWP1
Gross Taxes: \$5757.56 (2009)
Zoning: CD
Lot Dimensions: Pie Shape, 15,214 sq feet
Square Footage: Main Floor: 2033 sq feet
Upper Floor: 1667 sq feet
Basement Finished Suite: 1045 sq feet
Basement Finished Media: 680 sq feet
GRAND TOTAL: 5771 sq feet
FINISHED TOTAL: 5598 sq feet
Garage: 787 sq feet
Covered Patios: 364 sq feet



E. & O.E.

The information contained herein was obtained from sources which we deem to be reliable, and while thought to be correct, is not guaranteed by Sutton Group – West Coast Realty (WR)

FEATURES OF THIS HOME:

MAIN LEVEL:

FOYER	Wide Plank Alder Hardwood Flooring; One Glassed Wood Front Door with Side Lights, 20 foot open height entry, Chandelier & ceiling Medallion
DINING ROOM	Millwork detail covers the Ceiling, Chandelier & ceiling Medallion, Dimmed lighting, Wide Plank Alder Hardwood Flooring
KITCHEN	Knotty Alder Cabinetry, Slate Tile Backsplash, Granite Countertops with Undermount Sink, Wall Pantry with Pull-outs, Large Granite Island, Two Kitchenaid Wall Ovens, Instant Hot Water, Five Burner Gas Cooktop, Cabinetry with Slate Inlay Hood Fan, Panasonic Built-in Microwave, Stainless Steel Electrolux Fridge with ice & water; Bosch Dishwasher, Kohler Stainless Steel Faucet set, Water Purifications System to Fridge water & Instant Hot, Island can accommodate four chairs, Phone Desk, Built-in Speakers, Wide Plank Alder Hardwood, Halogen under Cabinet Lighting, Dimmer Lighting above Island, View
EATING AREA	Open to Kitchen, Chandelier with Dimmer Lighting, View
GREAT ROOM	Built-in Entertainment Units either side of Cultured Stone Gas Fireplace with Douglas Fir Mantle, Built-in Speakers, 20' open height, Chandelier with Dimmer Lighting, Cable, View
DEN	Full Wall Maple Cabinetry Bookcase, CAT5 Hub for Internet, Cable, Phone, Glass Door Transom
POWDER ROOM	Two piece, Maple Cabinetry with legs & 1/2 bowl sink With Venetian Bronze Kohler Faucet
LAUNDRY ROOM	Sink in Shaker Cabinet, Upper Cupboards, Coat Closet, Storage Closet, Front Load Washer/Dryer
MAIN LEVEL BEDROOM	Master on Main potential, Paint Detail on Walls, Walk-in-Closet with organizers, Glass door Transom, Chandelier with Dimmer Lighting, Cable, Phone, CAT5 Internet, View
ENSUITE	3 piece, Ceramic Tiled Shower, Ceramic Tiled Floor, Shaker Cabinetry

UPPER LEVEL:

MASTER
BEDROOM

Walk-in-Closet with organizers, Dimmer Lighting, Ceiling Fan, Cable, Phone, Security Keypad, Step out Upper Deck with views of North & East Mountains, Mt. Baker & Pond

ENSUITE

Five piece, Double Sinks with Venetian Bronze Kohler Faucet Sets, Venetian Bronze Vanity Mirrors Included, Dimmer Lighting, Soaker Tub with view of Mt. Baker, Toilet Closet, Ceramic Tile Floor & Tub Base, His & Hers Maple Vanities with legs

BEDROOMS

3 additional, 2 Bedrooms share 4 piece Bathroom with Double Sinks, His & Hers Shaker Cabinetry, Ceramic Tiled Tub/Shower Combination, Ceramic Tiled Floor, Toilet Closet, Closets with organizers, Paint Detail in one room, 1 Bedroom has Chandelier with Dimmer Lighting, 2 Bedrooms have Ceiling Fans with Dimmer Lighting, All 3 with Cable, Phone, & CAT5 Internet

ENSUITE

4 piece, Ceramic Tiled Tub/Shower Combination, Ceramic Tiled Floor, Shaker Cabinetry



BASEMENT:

MEDIA ROOM

Theatre/Media Room features professionally designed Theatre speakers/wiring; Electric Fireplace, Billiards, Wired for CAT5, 2 Cable outlets allow for dual viewing; Cultured Stone Feature Walls; Target Lighting; Phone; Separate Walk-out with Security Keypad

WINE ROOM

Cool Storage 4'10 x 4'1"

WET BAR

Granite, Cultured Stone Feature Wall, Bar Fridge, Wine Cooler; Sink

STORAGE ROOM

Spacious; 11'6 X 7'

BATHROOM

2 Piece, Ceramic Floor Tile, Shaker Cabinetry, Plumbed for Shower in Concrete





BASEMENT SUITE:

MASTER

BEDROOM

Crown Moulding, Closet with Organizer, Cable, Phone

KITCHEN

Frigidaire Kitchen, Range, Dishwasher, Microwave, Raised Panel Cabinetry, Upper Cabinets with Crown, Large Skylight for Natural Light, Ceramic Tile Floor

BATHROOM

4 piece, HANDICAP Shower, Raised Toilet, Double Sink, Shaker Cabinetry, Ceramic Tile Floor

LAUNDRY

Frigidaire Stacking Washer/Dryer

OFFICE

Raised Panel Cabinetry, Desk, Cable, Phone

FAMILY ROOM

Gas Fireplace with Cultured Stone Facing & Wood Mantle

MISC

Crown Moulding Thru-out, Handicap Access, Insulation In Floor, Insulated for Sound in all Walls & Ceiling, Plumbing coming down to Suite has been Sound Proofed – Cast Iron Plumbing, Large Walkout to Exposed Concrete Patio, Private/Separate Entry, Doorbell, Security System, Nanny, In-Law, or College Child Separate Living Potential



ADDITIONAL FEATURES OF THIS HOME:

- Custom Built home by Janmor Holdings Inc., Street of Dreams
- Building, European Built, Owner/Builder assisted
- Situated on a quiet Cul-de-Sac with an eastern exposure backyard backing onto Sweeping Mountain/Valley Views
- Forced Air Heating
- Central Air-Conditioning
- Custom Millwork and High Profile Baseboard Moulding thru-out
- Crown Moulding thru-out
- 2x6 Construction with Silent Floor System
- 10' Ceilings on Main, 9' Ceilings on Upper & 9' Ceilings in Basement
- Cablevision Outlets in all Bedrooms & Offices
- CAT5 Hub & CAT5 for Internet in 6 locations thru-out
- Lights in all Closets
- Venetian Bronze Weiser Door Knobs on all Doors
- Triple Car Garage with 9' Door Clearance
- Natural Gas Line for Barbeque
- Hot Water Circulation Pump
- 2 Basement Walkouts with private entrances
- Covered Patio Areas
- Built-in Speakers in Rear Deck
- 4 Levels of Decking/Patios:
 - Upper Open Vinyl: 9' x 13'
 - Front Porch Covered Treated Wood: 33' x 6.5'
 - Main Open Treated Wood: 17' x 19'
 - Main Covered Treated Wood: 21' x 12'
 - Brick Garden Patio: 17' x 14'
 - Basement Walkout Exposed Concrete: 17' x 19'
- Cedar Garden Arbour with Outdoor Masonry Fireplace
- Treated Shingles on Roof
- Hardie Board Painted with Envirocoating Waterproof Paint
- Storage Shed with Power, 10' x 12'
- In-ground Sprinkler System
- Built-in Security System
- Built-in Vacuum System
- Built-in Phone/Door Teledyn Communication
- Professional Landscaping: Featuring large Boulders, Dry River Beds, Rockeries, Bamboo, Grasses, Cedar Hedging, Brick & Exposed Concrete Walkways, Cedar Arbours, Outdoor Masonry Fireplace, Quality Plant Selection, Motion Detection Walkway Lighting
- NOT INCLUDED IN THE SALE OF THIS HOME: Powder Room Mirror, ALL Antique Windows & Mirrors on Walls, ALL hung Mirrors & Artwork, ALL Antique Garden Accessories
- SCHOOL CATCHMENTS:
 - Elementary - Morgan
 - Secondary - Earl Marriott, Southridge



See online Virtual 360 Tour @ www.evonmayer.com