



FEATURES OF THIS HOME:

<u>UPDATES THROUGHOUT:</u>	All New Doors, Hardware, Lighting Fixtures and Door Handles, Extra Insulation & Attic Venting; New Roof: 2005; Exterior Paint: 2006; New Carpets on Main & Upper; 10' Windows on three levels Replaced (Aluminum Frost Free); Window Frames also replaced
DINING ROOM	Designer Lighting; Balcony access w View; Handrail New 2010; New Duradeck 2005
KITCHEN	Chocolate stained Oak Cabinetry (2010), Subway Tile Backsplash, Granite Countertops; New Stainless Sink, Pantry with Pull-outs, All Doors & Drawers have easy close Feature, Four Black Appliances & Garburator, Solid Maple Mirage Hardwood, Halogen under Cabinet Lighting; all appliances 2-5 years young!
EATING AREA	Bright w Garden View close to Kitchen
MEDIA ROOM	Spacious with Large View Windows; Patio Access to Greenbelt and Fraser River/Valley Views
OFFICE/ FAMILY ROOM	Main Level off Kitchen; Garden Views
MASTER BEDROOM	Closet with organizers, Ceiling Fan, Cable, Phone, views of Fraser River & Valley & Private Greenbelt
MASTER RETREAT ENSUITE	Five piece, Double Sinks with New Faucet Sets, Granite, Vanity Mirrors Included, Soaker Tub surrounded by Subway Tile, His & Hers Solid Black Walnut Vanities with legs; Subway Tile Encased Shower; Ceramic Tiled Floor
BEDROOMS + BATHROOMS	3 additional, 2 Bedrooms share 4 piece Bathroom; Solid Black Walnut Cabinetry, Granite, Subway Tiled Tub/Shower Combination, Ceramic Tiled Floor, Bedrooms w Ceiling Fans; Basement Bathroom BONUS-3piece; Tile floor; Shower
STORAGE ROOM	Spacious; 8' X 6'; shelves remain-wood & metal
LAUNDRY	Front Load Washer (2 years); Dryer(15years); tile flooring

ADDITIONAL FEATURES OF THIS HOME:

- Desirable Complex – The Uplands in Citadel
- Situated in quite location @ rear of complex with a Southern exposure backyard backing onto Sweeping Fraser River/Valley Views
- Forced Air Heating; Hot Water Tank replaced 2002
- Custom Millwork and High Profile Baseboard Moulding
- Crown Moulding
- Double Car Garage with Workshop
- Barbeque Patio
- Basement Walkout
- Covered Balcony Area
- Built-in Vacuum System; Eureka; self-cleaning (15years)
- Professional Landscaping
- Exterior Paint: 2008
- New Roof: 2007; 35 year roof
- SCHOOL CATCHMENTS:
Elementary - Citadel
Secondary - Terry Fox

See online Virtual 360 Tour @
www.evonmayer.com

