

  
four corners  
H O M E S

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# Welcome to 2150 & 2148 Venables Street, Vancouver

Built by Four Corner Homes, these new 3 bedroom ½ duplex homes are ideally located in the popular Grandview-Woodlands neighbourhood. The open kitchens offer plenty of storage space, Fisher & Paykel appliances and quartz countertops. Perfect for entertaining, the high ceilings, built in surround sound system and cozy fireplace are sure to impress your guests. Enjoy hot summer days in the fully fenced yard and then retreat to the cool of the indoors courtesy of the air conditioning. On cool winter nights the in-floor radiant heat and HRV will keep you comfortable. The large master bedrooms feature an electric fireplace, walk-in closets, separate shower/bath tub and double sinks. The secured garage and 4' crawl space ensure there is plenty of storage. The security system with cameras and 2/5/10 new home warranty offer peace of mind.

Located in the Lord Nelson (Laura Secord French), and Templeton (Van Tech French) school catchments, this prime location is within walking distance to Victoria & Commercial Drive.



# Features & Finishes

## Exterior Finishing

- Wood 2x6 exterior window casings
- Gas and water hook ups
- Heavy duty exterior energy rated casement windows
- Solid wood exterior trims throughout
- 25 year rated asphalt shingle roof
- Hardy shingles exterior siding
- Rainscreen technology
- One car garage

## Interior Finishing

- Air conditioning
- Engineered oak hardwood flooring throughout
- Glass railing staircase
- Radiant in-floor hot water heating
- LG front-loading washer & dryer
- Surround sound speaker system
- Electric fireplace
- 4' storage space
- North Shore mountain views (#2150)
- Accordion style doors in dining room (#2148)
- Bay window in master bedrooms
- Two skylights
- Custom closets throughout

## Kitchen

- Quartz countertops
- Fisher & Paykel stainless steel gas stove, integrated fridge, and dishwasher
- Under counter Sharp microwave
- Under mounted sink
- Extensive custom millwork

## Green Features

- HRV (Heat Recovery Ventilation)
- Water efficient fixtures
- Flush efficient toilets
- Energy rated appliances

## Master Bathroom

- Walk-in shower and bathtub
- Double sink
- Stylish bathroom tiles
- Quartz countertops

## Peace of Mind

- Fully integrated security system
- Flat screen keypad
- Nest smart thermostat
- 2/5/10 National Home Warranty
- One to Four Years manufacturer appliance warranty



# Neighbourhood

Leave the car at home in this sought after Grandview-Woodlands neighbourhood. Located on a quiet tree-lined street, these homes are just steps to local shops, cafes and restaurants. Enjoy a pizza at the popular Via Tevere Pizzeria, or make your own gourmet meal after a trip to Bosa Foods. No need to travel the world with such a large variety of culinary choices just minutes away.

All around you will find activities and programs to fit your lifestyle. The Britannia Community Centre offers a pre-school and daycare, as well as classes for everyone in your family. Learn a new language or take a yoga class, the choices are endless. Borrow a book from the Britannia Library and while you are there visit the Art Gallery featuring local artists. The Templeton Pool and running track is also just a few minutes away. Transit is easily accessible, with nearby bus routes and the Commercial-Broadway Skytrain Station. For longer trips there is quick access to the 7A and Highway.

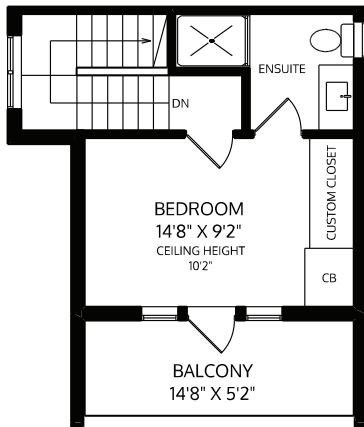


# 2150 Venables Street, Vancouver

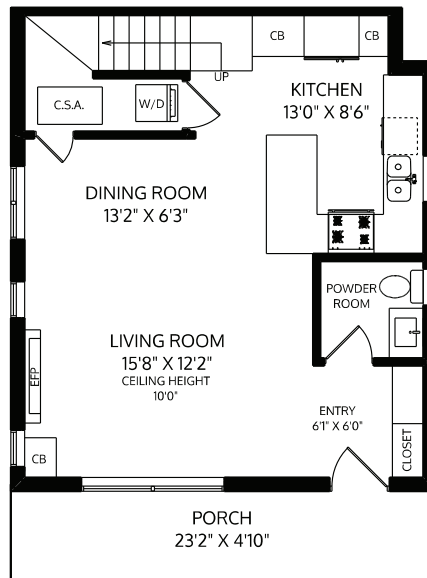
3 bedroom | 3.5 bathroom | 1533 sq.ft.

This elegant 3 bedroom, 3.5 bathroom home offers a chefs kitchen with custom cabinetry, Fisher & Paykel integrated appliance package and quartz countertops. Retreat to the large master bedrooms featuring an electric fireplace, walk-in closet, separate shower/bath tub and double sinks. Enjoy the fully installed air conditioning and in-floor radiant heat for year round comfort. The large 4' crawlspace and secured garage parking offer easy access to storage. Enjoy mountain views from the upper deck or relax on the front porch leading into the large fenced yard.

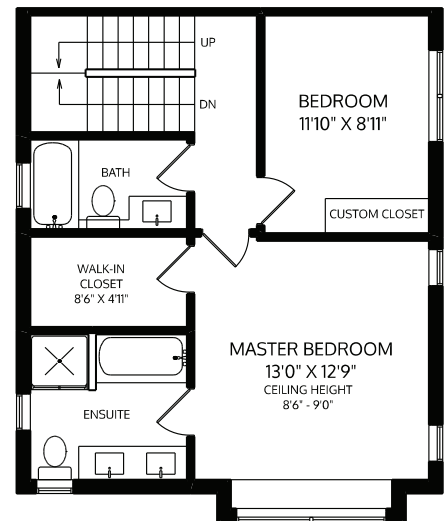
TOP FLOOR



MAIN FLOOR



UPPER FLOOR

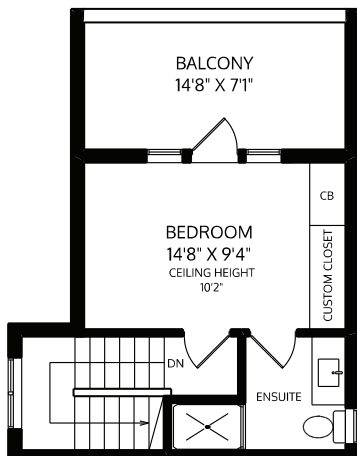


# 2148 Venables Street, Vancouver

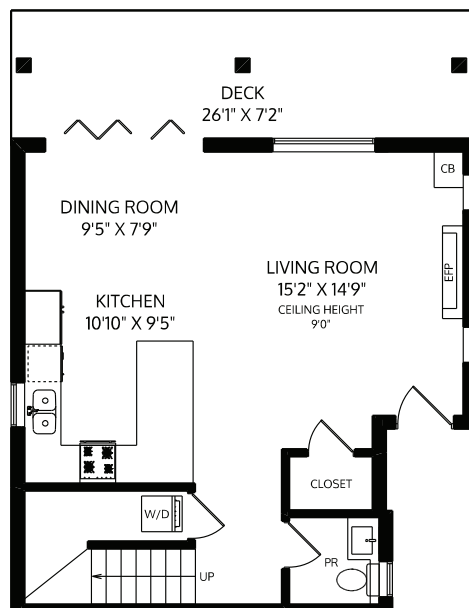
3 bedroom | 3.5 bathroom | 1578 sq.ft.

This stunning 3 bedroom, 3.5 bathroom home is an entertainers dream. The kitchen features Fisher & Paykel integrated appliances, quartz countertops and an open concept, perfect for entertaining. The fully retractable dining room doors lead onto your back deck and large at grade south facing private fenced yard. The high ceilings, built in surround sound system and cozy fireplace are sure to impress. The large master bedroom includes an electric fireplace, a walk-in closet, separate shower/bath tub and double sinks. Stay comfortable year round with fully installed air conditioning, the in-floor radiant heat and HRV system. The private secured garage and large 4' crawlspace make storage easy.

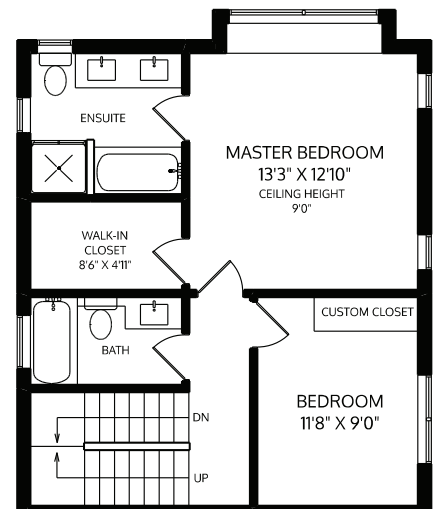
TOP FLOOR



MAIN FLOOR



UPPER FLOOR



# The Team



Four Corners Homes is a local company with a passion for Vancouver's neighbourhoods and character homes. We have extensive experience in Mount Pleasant, Main Street, Fraser, Cedar Cottage, Commercial Drive, Cambie Corridor and Kitsilano. We specialize in and have completed more duplexes in Mount Pleasant than any other developer or builder in the last decade. Our specialty is small, boutique projects that foster a community spirit and civic pride. We understand and appreciate the character style original homes of our city and do our best to respect them in our new builds, renovations and restoration projects. Whether it is a new build, restoration, renovation, custom home or spec home the team at Four Corners Homes understands that it is more than just building, it's about people.



Sean Stevens PREC\* - Macdonald Realty Ltd. had his passion for Real Estate light up when he started selling and marketing new construction condo buildings in 2001. He felt immense satisfaction turning people into happy homeowners and joined the Macdonald Realty team to continue helping his clients reach their Real Estate goals.



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