1697 East 22nd Avenue | Welwyn Cottage

3 Bed, 3 Bath, 1,215 sf Interior + Sunny Front Lawn | Offered at $1,499,800



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RE/MAX



South Facing Front Lawn



Kitchen



Brizzo Faucet

Spectacular curb appeal from this fully restored and reimagined Character home. 1697 East 22nd radiates charm and is the centerpiece of Welwyn Cottage.

South facing with a gorgeous front yard and rare 44’ lot width adjacent to the city boulevard provides your very own exceptionally spacious and private outdoor space.

A family orientated community and directly across from Lord Selkirk elementary.

Custom banquette seating provides an incredibly cozy and intimate dining experience. Beautiful hardwood flooring and Rift Cut Oak custom cabinetry along with an Integrated Fisher & Paykel appliance package. Ann Sacks marble mosaics, quartz countertops complete with water-fall edge and solid slab backsplashes, and designer fixtures and hardware throughout. Cozy linear gas fireplace and Vaulted ceilings up to 12'.

Interior Living Areas:	1,215 sf
Restricted HS & Crawlspace:	527 sf
Bedrooms:	3
Bathrooms:	3
Built:	2021
Warranty:	2-5-10 (WBI)



Custom Banquette Seating



Kitchen & Dining

Interior Features

- Multi-zoned radiant in-floor heat and on-demand hot water supplied by Viessmann high efficiency gas-fired boiler
- Whole house heat recovery (HRV) for clean air and healthy living
- Premium Timeless glued down, wide plank engineered hardwood flooring and stairs
- Custom Iron Railings
- 24” Samsung Washer & Dryer
- Custom Cabinetry featuring selected Rift Cut White Oak
- Lighting fixtures by West Elm, Kuzco, Falco, and Flos
- Weiser hardware
- Custom wardrobes
- Crawl space
- Premium Roller Shades
- Serene Linear Natural Gas Fireplace



Dining Area



Kitchen

Kitchen

- Quartz counter tops c/w waterfall edge island and matching, solid slab backsplashes
- Sleek appliance package by Fisher Paykel:
    - 30” 5 Burner Gas Cooktop
    - 30” Built in Oven
    - Double Drawer Dishwasher
    - Integrated 36” French Door Fridge with Ice Maker
- Integrated Elica Pallermo 600 CFM Hood Fan Insert
- Panasonic 1,200 Watt 2.2 cu. ft. Microwave with trim kit
- Silhouette Piedmont 15” Beverage Centre
- Plumbing fixtures



Highend Appliances



Living Room



Living Room



Powder Room

Primary Bedroom

Exterior

- Rainscreened Rock Dash Stucco
- Gas connection off Side Entrance
- Emtek hardware
- Fir doors
- High quality window package w/ Black exterior frames through Vinyltek Windows
- South Facing Front Lawn

School Catchments

- Elementary: K - 7 Lord Selkirk Elementary – 1750 E 22nd (across the street)
- Secondary: 8 - 12 Gladstone Secondary – 4105 Gladstone (11 minute walk)
- French Immersion – Late: 6 - 7 Laura Secord Elementary – 2500 Lakewood (22 minute walk)
- French Immersion – Secondary: 8 - 12 Van Tech – 2600 E Broadway (31 minute walk)
- Stratford Hall: K-12 IB School – 3000 Commercial (13 minute walk)



Primary Ensuite



Primary Ensuite



Custom Railings



3rd Bedroom



Bathroom



2nd Bedroom



Built in Side by Side Laundry with Storage

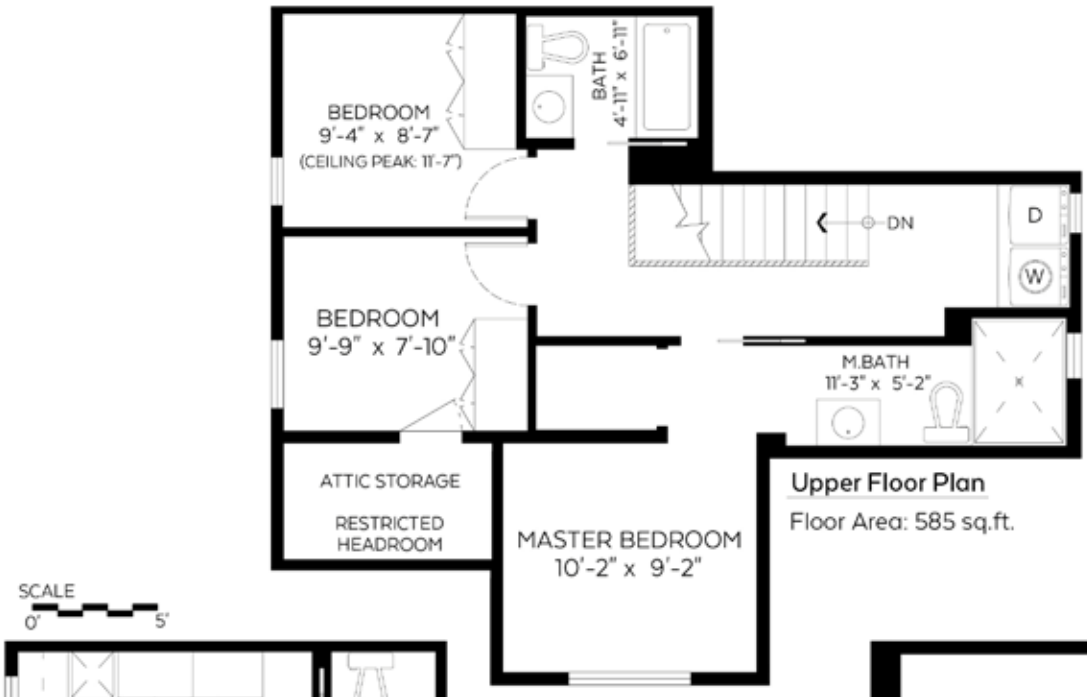


Phenomenal Curb Appeal

1697 East 22nd Avenue, Vancouver, B.C.

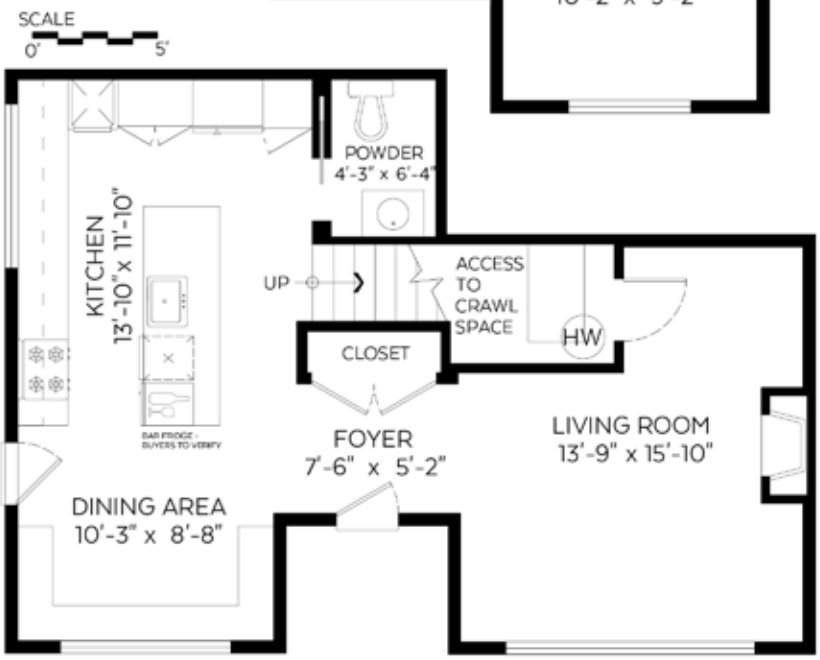
Main Floor:	630 sq.ft.
Upper Floor:	585 sq.ft.
Total:	**1,215 sq.ft.**
Restricted H.R.:	45 sq.ft.
Crawl Space:	482 sq.ft.

NORTH



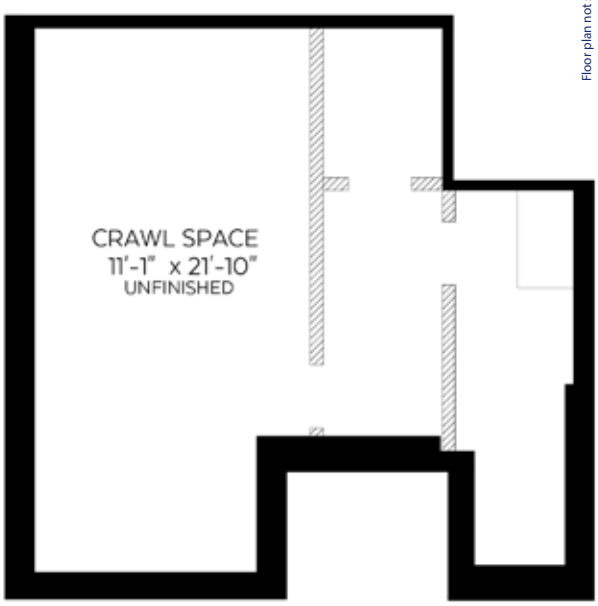
Upper Floor Plan

Floor Area: 585 sq.ft.



Main Floor Plan

Floor Area: 630 sq.ft.
Ceiling Height: 8.75 ft.



Crawl Space Floor Plan

Floor Area: 482 sq.ft.
Ceiling Height: 3.5 ft.

Floor plan not suitable for architectural/construction purposes. Buyer to verify.



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