3855 Welwyn Street | Welwyn Cottage

3 Bed, 3 Bath, 1,582 sf Interior + 459 sf Exterior | Offered at $1,899,800



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RE/MAX



Main Patio



Kitchen & Dining



Fisher & Paykel Oven and Cooktop

Striking Scandinavian inspired architecture in the heart of Cedar Cottage, 3855 Welwyn is an incredibly unique offering.

This fully detached stratified home presents 3 generously sized bedrooms, 3 baths, and an abundance of private outdoor space including 2 large patios plus a deck off the primary bedroom.

Vaulted ceilings up to 13'. Your own front driveway, plus an attached garage. Indoor Outdoor living at it's very best w/ 12' glass sliders off the kitchen and dining.

Gorgeous hardwood flooring and custom cabinetry along with Integrated Fisher & Paykel appliance package, Ann Sacks marble mosaics, Quartz countertops c/w water-fall edge and solid slab backsplashes, designer fixtures and hardware throughout, and a cozy linear gas fireplace.

Interior Living Areas:	1,582 sf
Outdoor Areas:	459 sf
Bedrooms:	3
Bathrooms:	3
Built:	2021
Warranty:	2-5-10 (WBI)



Dining



Kitchen

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 Kitchen Cabinetry
- Lighting fixtures by West Elm, Kuzco, and Falco
- Weiser hardware
- Custom wardrobes
- Premium Roller Shades
- Serene Linear Natural Gas Fireplace



Kitchen & Dining



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



Brizzo Faucet

Living Room



Living Room



Entrance



Primary Bedroom

Exterior

- Full Plank Painted Cedar Siding & Hardi Board and Batten
- Gas off Patio
- Emtek hardware
- Fir Front Door
- High quality window package w/ Black exterior frames through Vinyltek Windows

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)



Mountain Views from Primary Bedroom



Primary Ensuite



Bathroom



2nd Bedroom



3rd Bedroom



2nd Bedroom



Skylights



Phenomenal Curb Appeal

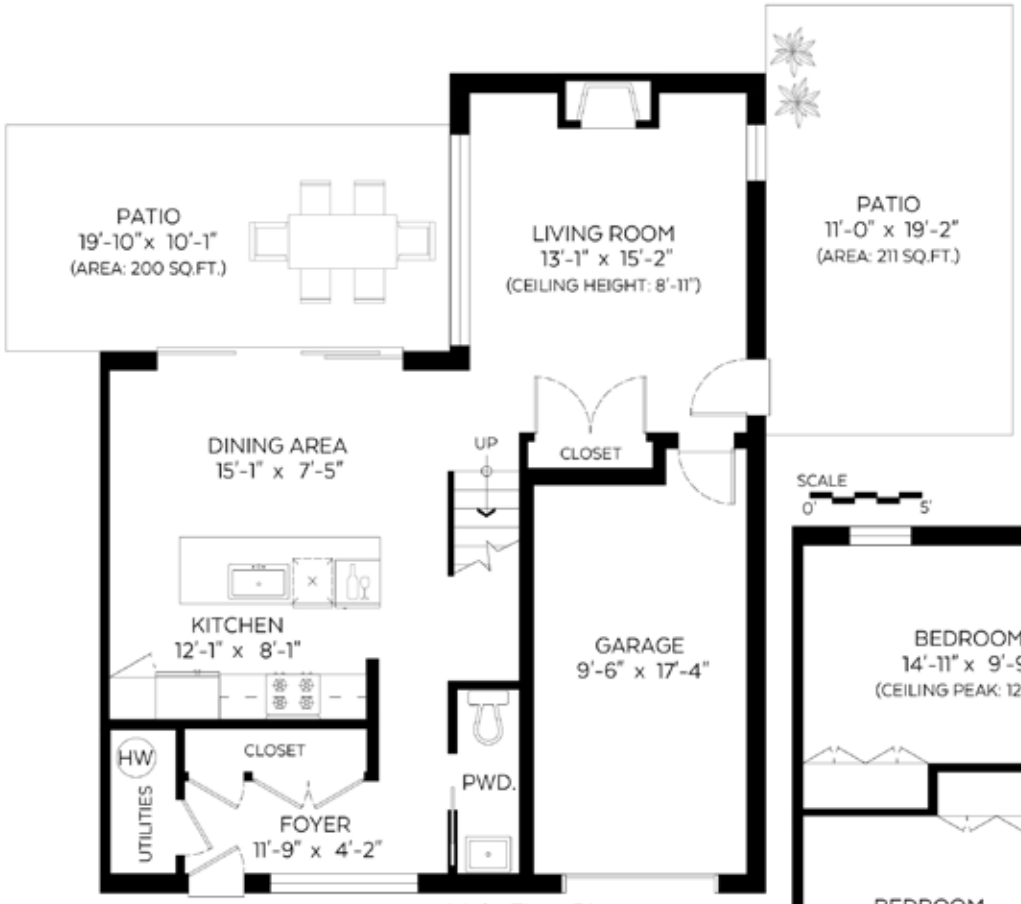
3855 Welwyn Street, Vancouver, B.C.

Main Floor:	696 sq.ft.
Upper Floor:	886 sq.ft.
Total:	**1,582 sq.ft.**

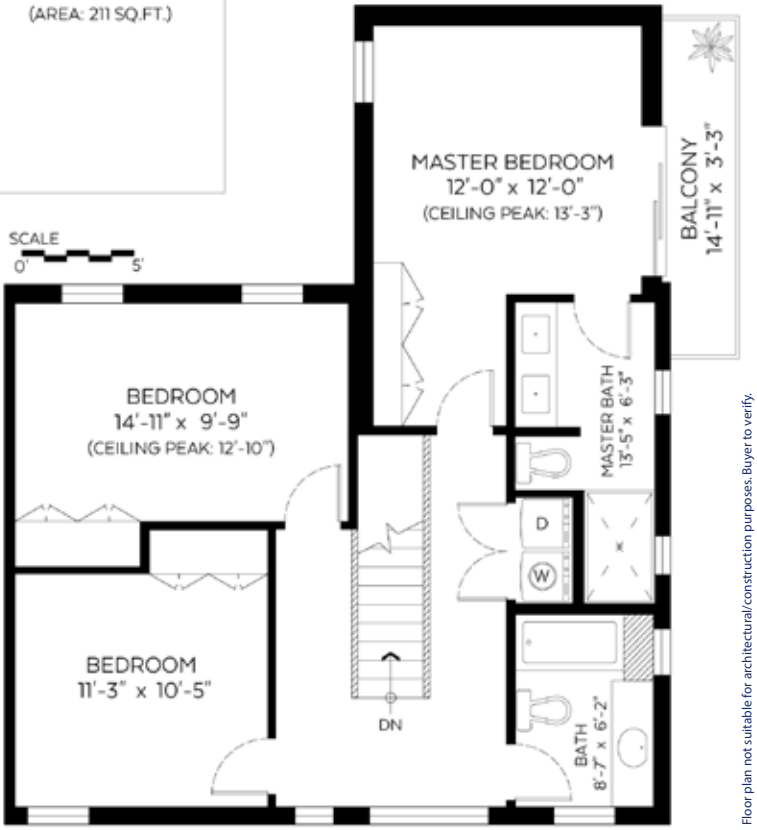
Auxiliary Area

Garage:	196 sq.ft.
Patios:	411 sq.ft.
Balcony:	48 sq.ft.

NORTH



Main Floor Plan
Floor Area: 696 sq.ft.
Ceiling Height: 9 ft.



Upper Floor Plan
Floor Area: 886 sq.ft.
Ceiling Peak @ 12'-11"

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



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