3875 Welwyn Street | Welwyn Cottage

3 Bed, 3 Bath, 1,352 sf Interior + 218 sf Exterior | Offered at $1,599,800



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JOSHMULHERIN

RE/MAX



Main Patio



Kitchen



Brizzo Faucet

A unique and beautiful blend of Character and Modern, welcome to 3875 Welwyn.

Incredible Indoor-Outdoor living with 12' glass sliders off kitchen and dining. Floor to ceiling windows in living looking out to the boulevard and it's mature trees providing exceptional privacy and a truly unique and lush outlook in Cedar Cottage.

Vaulted ceilings up to 11' with all 3 beds on the same level. Just a block off of bustling Commercial Street.

Gorgeous hardwood flooring and two tone custom cabinetry including Rift Cut Oak 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 gas fireplace.

Interior Living Areas:	1,352 sf
Patio:	218 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 Cabinetry featuring selected Rift Cut White Oak
- Lighting fixtures by West Elm, Kuzco, and Falco
- Weiser hardware
- Custom wardrobes
- Crawl space
- Premium Roller Shades
- Serene 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



Fisher & Paykel Cooktop

Living Room



Living Room



Entrance



Primary Bedroom

Exterior

- Rain-screened Acrylic Stucco
- Gas off patio
- Emtek hardware
- Fir doors
- High quality window package w/ Black exterior frames through Vinyltek Windows
- Private Lawn Area

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 Bedroom



Primary Ensuite



2nd Bedroom



2nd Bedroom



3rd Bedroom



Bathroom

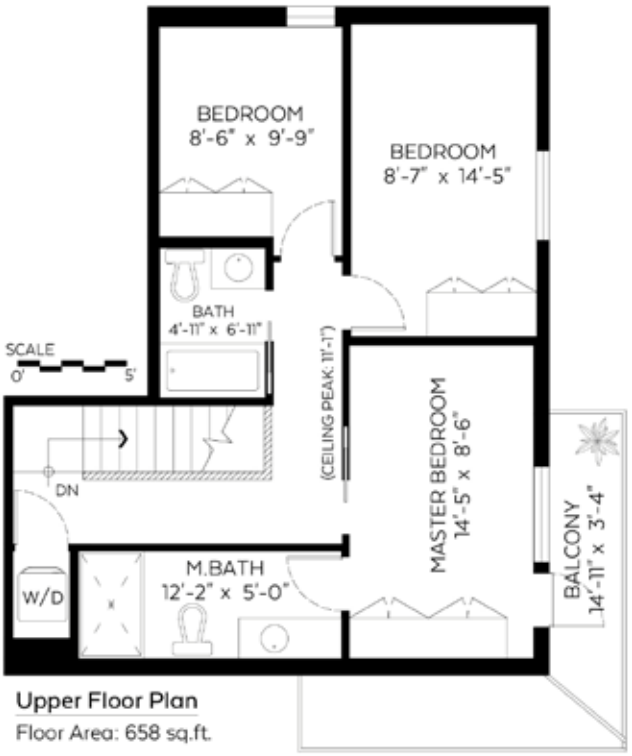


Corner Balcony off Primary Bedroom

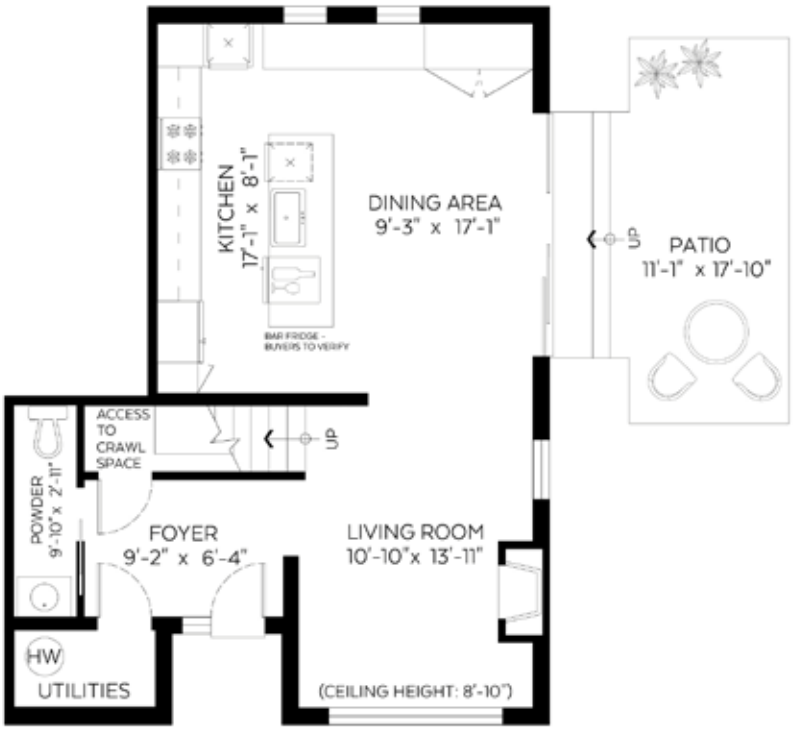


Main Patio

3875 Welwyn Street, Vancouver, B.C.



Upper Floor Plan
Floor Area: 658 sq.ft.

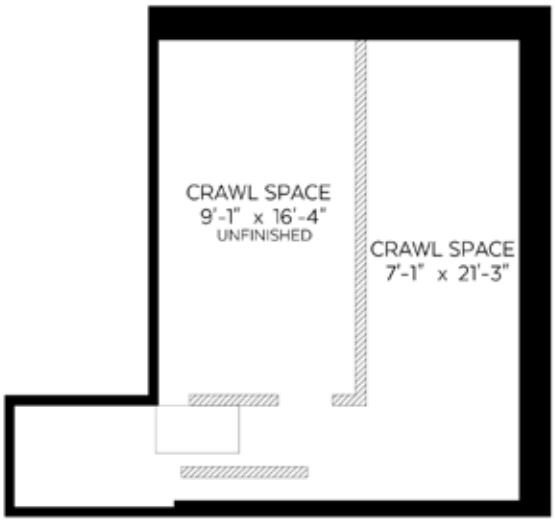


Main Floor Plan
Floor Area: 694 sq.ft.

Main Floor:	694 sq.ft.
Upper Floor:	658 sq.ft.
Total:	**1,352 sq.ft.**
Crawl Space:	474 sq.ft.

Auxiliary Area

Patio:	173 sq.ft.
Balcony:	45 sq.ft.



Crawl Space Floor Plan
Floor Area: 474 sq.ft.
Ceiling Height: 3'-8"

NORTH

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



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