



Outstanding Kits Point Residence

1322 - 1324 Maple Street • Vancouver, BC - Offered at \$5,650,000

RESIDENT EXPERTS

ENGEL & VÖLKERS



- **Price: \$5,650,000**
- **Lot: 33 x 100.5**
- **5 bedrooms**
- **5 bathrooms**
- **Taxes: 8,012.72 (2018)**
- **Substantially Renovated in 2018**





Highly Sought After Kits Point Location

Welcome to Kits Point, a highly sought after Kitsilano location. Just a few minutes stroll to Kitsilano Yacht Club, Kitsilano beach, Hadden Park and all the best amenities in the heart of Kitsilano. Originally built in 1912 this home has been lovingly restored. Walking into this home from the large west facing veranda you are immediately drawn to the stylish modern floating stairwell, sculpted specifically for this space. Continue through the main level and enter the stunning living space with a floor plan designed to perfectly mesh the formal and casual living spaces. This thoughtful interior floor plan provides generous room sizes and includes a family/media room adjacent to the kitchen, walk-in storage/pantry and Nana glass wall system making the indoor and outdoor living seem virtually seamless.

The design of this space makes for a perfect collection of comfortable rooms for families to relax, all while achieving a perfect flow for full scale entertaining. The more time spent in this home the more you can appreciate the level of intention put into every design decision.



A Chef's Kitchen That Will Inspire Creativity

The chef's kitchen will inspire creativity; equipped with high-end Wolf stainless steel appliances, Subzero fridge and wine cellar, Cambria natural stone quartz countertops, wall mounted stainless steel pot filler, a large center island and complimenting custom high gloss millwork that provide for an abundance of storage. Whether it is time spent with the family, cooking an elaborate feast or entertaining with friends this kitchen was designed with every aspect in mind, its functionality and warmth exudes the comfort evident throughout this property.

Kitchen Features:

- Cambria Natural Stone Quartz kitchen countertops
- Wolf Stainless Steel appliances
- Custom Subzero fridge outfitted with cabinetry paneling
- Miele Dishwasher
- Subzero Wine Fridge (approx. 75 bottles) outfitted with cabinetry paneling
- Wall mounted stainless pot filler
- Custom kitchen and bathroom cabinets in white high gloss



Custom Features

- White Oak hardwood flooring
- All Kohler plumbing fixtures throughout
- Cambria natural stone vanities in all bathrooms
- Custom Nana glass wall on main floor
- 2 Montigo Gas fireplaces on Main floor
- Composite roof with 30 year warranty coverage
- Custom made see through interior floating stairs and glass paneling
- LED lights at front stairs and yard
- Artificial turf on front yard
- Built in outdoor speaker system
- Full size whirlpool washer dryer
- Single car garage with baseboard electric heat and Electric charging station
- Air conditioning throughout main home (not in basement)
- HRV system
- In-floor radiant heat
- Built in security system
- NEST learning system thermostats
- Sonos Sound system throughout
- Motorized automated blind system with blackout and sheer



Impeccable Craftsmanship Throughout

With over 3300 square feet of living space, five bedrooms and five bathrooms this home can accommodate your families needs. The upper level features a lavish master suite with an extravagant 5 piece master en suite with deluxe walk in rainfall shower, Numi hands free toilet system, soaker tub and plenty of storage space. Two additional bedrooms each with there own quaint individual balconies make up the remainder of the upper level.

Upper Level Features:

- 3 Bedrooms
- Streamlined Numi hands free toilet system in master bathroom
- Master bedroom spa ensuite complete with rainfall shower and marble tile and shower surround
- Jack and Jill bathroom for the additional bedrooms



Beautiful 2 Bedroom Legal Suite

The exterior of the home is rain screened with hardi plank siding and composite roof. Added convenience of automated sprinklers throughout the property, built in speaker system, Sonos sound system, Nest learning system thermostats, motorized blind system and built in security system. The heating system is a radiant in floor heat with a separate HRV and air conditioning system for cooling ensuring warm feet along with a comfortable air temperature. A large one car garage is heated with baseboard electric heat and includes an electric charging station.

Lower Level Features:

- Self contained legal 2 bedroom basement suite
- 9 Foot Ceilings
- Montigo Gas Fireplace
- In suite laundry

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