West Vancouver designer's home fetches the asking price

Property has central Dundarave location and completely reconfigured floor plan

2174 Kings Ave., West Vancouver

Type: 4-bedroom, 4-bathroom detached

Size: 3,440 sq. ft.

8.C. Assessment, 2013 \$1,764,000

Listed for: \$2,950,000 Sold for: \$2,950,000 Sold on: June 16

Days on market: 75 Listing agent: Ray and Lynda Proc at Prudential Sussex Realty Buyers agent: Dorothy Walter at RE/MAX Masters Realty

The big sell: Crafted by West Vancouver-based builder/designer Linda Burger during her property's renovation in 2012, this three-storey Dundarave residence exudes style and substance. There is significant attention to detail throughout, as evidenced by the matching coffered ceilings both inside and outside (in the covered deck), the full-height wainscotting that graces the staircase and the hardwood floors that flow between the principal reception rooms. The property was built in 1990 and sits on a 53-by-122-foot lot. The newly created main floor design opens on to a southfacing 400-square-foot deck, which can be used all year round. It offers plenty of space for different seating options, and comes with a rectangular gas fireplace and a "floating" concrete staircase that leads to the rear garden. The lower floor currently houses a media room, recreation room, mud room and bedroom, but the area could be used as a home office as it has its own entrance.

Flagship condo has many bells and whistles 301—8 Smithe Mews, Vancouver



The house at 2174 Kings Ave. exudes style and substance, and sold recently for \$2.95 million.





Left: The apartment at 301—8 Smithe Mews showcases a European-style kitchen. Right: The home at 8329 16th Ave. in Burnaby.

Type: 3-bedroom, 2-bathroom apartment

Size: 1,318 sq. ft. B.C. Assessment, 2013: \$1,203,000

Listed for: \$1,390,000 Sold for: \$1,255,000

Sold on: July 4 Days on market: 174

Days on market: 174 Listing agent: Charlie Kim at Rennie & Associates Realty **Buyers agent:** Scott Thompson at RE/MAX Crest Realty Westside

The big sell: The Flagship building is Concord Pacific's distinctive development next to the seawall in False Creek's Coopers Quay neighbourhood. Buyers' agent Scott Thompson says this location was one of the reason. property, but other factors also played a part, including the unobstructed water views, two outdoor patios off the living room, and a layout that incorporates three bedrooms — a feature not too common around Yaletown. The interior showcases a European-style kitchen with stainless-steel Miele appliances, a Viking gas range, and marble countertops and a matching

backsplash. There are hardwood floors, an air-conditioning system, and a back-lit floating vanity with integrated glass sinks that glow when somebody enters the room. The in-house 14,000-square-foot Esprit City Club's facilities include a 60-foot indoor pool, fitness room, yoga/ Pilates studio, movie theatre, bowling alley and kayaks for residents' use.

Burnaby home features sensible updates

8329 16th Ave., Burnaby

Type: 4-bedroom, 2-bathroom detached

Size: 2,100 sq. ft.

B.C. Assessment, 2013: \$564,300

Listed for: \$625,000 Sold for: \$610,000 Sold on: June 29

Days on market: 60 Listing agent: Brian Vidas at Sutton Centre Realty

Buyers agent: Brian Vidas at Sutton Centre Realty

The big sell: According to listing agent Brian Vidas, this three-level home in East Burnaby was immaculately maintained with pride of ownership throughout. The home was built in 1964, and renovated in 2008. The original hardwood floors on the main and top levels had been refinished, and laminate flooring installed in the basement. The kitchen and bathrooms had been refurbished with oak cabinets, and a new heat pump with a high-efficiency heating system had been added, as well as central air conditioning. Adding a fresh face to the interior was some designer paintwork, and two gas fireplaces add a focal point in the living and family rooms. The bright west-facing rear garden has lane access, as well as a large covered rear sundeck that offers greenbelt views. There is abundant storage options with two large rooms under the deck, and a double-car garage. A bonus is that the basement has a separate entrance.

These transactions were compiled by Nicola Way of BestHomesBC.com and AssignmentsCanada.ca.
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