

912 - 8th Avenue, SE



Inglewood



This chic, island-style kitchen showcases a rustic, flat finish maple floor, honed granite countertops, a convenient built-in wine rack and top-of-the-line stainless steel appliances including a Wolf gas stove.



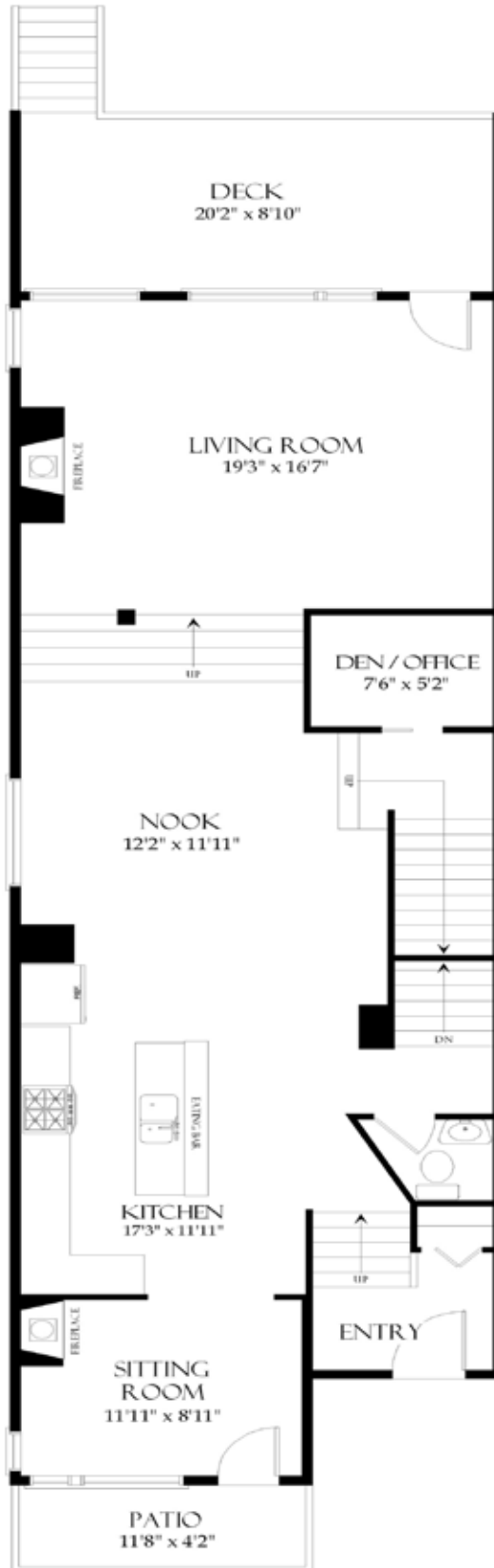
Open to the kitchen, for ease of serving, this bright dining room features a long west-facing window and stylishly sophisticated light fixture.



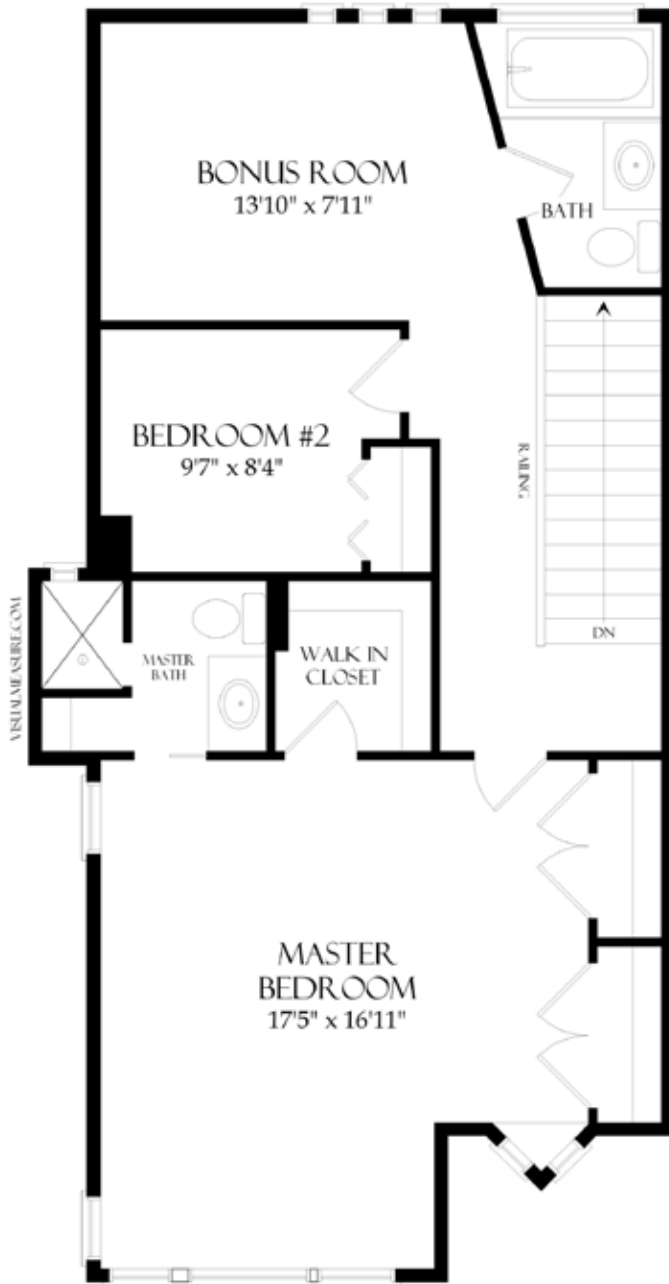
This great room embraces a stylish fusion of rustic ambiance and modern flare. A vaulted ceiling with open beams create an open space while huge windows frame the spectacular views of the river. A thoughtful Koji screen can be slid open so that those same views can be enjoyed from the home office.



Escape to the spacious master suite with several south-facing windows, city views from the two west windows, a cozy sitting area and a 4 piece ensuite.



#912 8TH AVENUE SE
TOTAL - 2071.97 SQ.FT.
MAIN FLOOR - 1217.48 SQ.FT.



#912 8TH AVENUE S.E.
UPPER FLOOR - 854.49 SQ.FT.



#912 8TH AVENUE S.E.
BASEMENT - 650.86 SQ. FT.

District:	D200 - Inglewood	MLS:	C3419173
Legal:	Plan 0412900, Block 4, Lot 22	Rooms:	8/2 + Loft
Zoning:	RC-2	Taxes:	\$3725 (2009)
Occupancy:	Seller	Year Built:	2004

Style:	2 Storey-Split (Duplex)	PRICE:	\$1,095,000
Lot:	25' x 123' (7.56m x 37.52m)	Downpayment:	\$1,095,000
Size:	2072 SqFt (192.48 m2)	Front Exposure:	South
(Lower):	651 SqFt (60.46 m2)	Landscaped:	Yes
Flooring:	Hardwood, carpet, tile	Fenced:	Yes
Heating:	Forced-Air (1)	Exterior:	Stucco
Fireplace:	Yes (2) gas-fuelled	Possession Date:	90 days/negotiable

Main Level:		Upper Level:	
Sitting Room:	11'11" x 8'11"	Master Bedroom:	17'5" x 16'11"
Kitchen:	17'3" x 11'11"	Bedroom 2:	9'7" x 8'4"
Nook:	12'2" x 11'11"	Loft:	13'10" x 7'11"
Living Room:	19'3" x 16'7"	Rec Room (bsmt):	20'4" x 11'0"
Office:	7'6" x 5'2"		
Bathrooms:	(4) 1 - 2 piece, 2 - 3 piece, 1 - 4 piece ensuite		
Basement:	Full: developed (with slab heating), a large rec room, full bath as well as a dog shower		
Parking:	Double attached garage with slab heating & remote door access (21'2" x 19'3")		

Included in Price:

Stainless steel kitchen appliances to include: Wolf gas stove, Frigidaire Electrolux fridge, Faber industrial-style hoodfan, Panasonic microwave, Frigidaire dishwasher; also included are all of the window coverings, the vacuum system with all attachments, the alarm system, stacked washer & dryer and (1) garage door opener with (2) remotes

Remarks:

This one of a kind timber frame home designed by Cheryl Link is ideally located in trendy Inglewood close to shopping, public transit, adjacent to the river with bike & jogging paths and just a few minutes from downtown. Spectacular views of the neighboring river are to the north while breathtaking views of the downtown core can be enjoyed from the upper floor west windows. The main floor hosts a spacious foyer with durable tile flooring. Step up into the living area and enjoy an open-concept floorplan. The sitting room is a cozy space with a wonderful gas fireplace and several, bright south facing windows - a French door provides access to the front balcony with delightful timber trellis. A chic, yet very practical kitchen is at the centre of this home. Hardwood floors, honed granite countertops, Euro-style cabinetry, easy-care tile backsplash with stylish stainless steel tile accents, a built-in wine rack, a large island with raised eating bar and upgraded stainless steel appliances are among the thoughtfully selected finishings featured in the kitchen. An open dining room makes entertaining easy. Step up into a spectacular living room with huge wood windows framing stunning river views. A vaulted ceiling showcases the unique timber construction of this home with exposed timber beams. A gas fireplace has been placed discretely: a cozy addition sure to be enjoyed while watching the river flow. A quaint home office boasts a built-in desk and a thoughtful Koji screen: so that you can enjoy the view while working from home. Ascend the stairs and escape to the spacious master suite with several south facing windows, city views from the two west windows, a cozy sitting area and a 4 piece ensuite which showcases a tile shower with a window framing further river views. An additional bedroom, full bath and loft-inspired bonus room are also found on the 2nd floor. The full basement has been developed with a large rec room, full bath as well as a convenient dog shower. This unique home embraces a stylish fusion of rustic ambiance and modern flare while providing you with the convenience of a superior location in trendy Inglewood.

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