

WELCOME TO WEST HILLHURST



HOUSE | 2,202 sq ft | 5 BEDROOMS | 3.5 BATHROOMS



2325 6th Avenue NW

Perfectly located Inner City West Hillhurst home with south facing backyard. This stunning 5 bedroom, 4 bathroom, stylish functional home offers modern open concept living. Welcome to this beautifully crafted, highly upgraded, one of a kind masterpiece situated on a charming tranquil tree lined street. Stepping in you'll find an impressive grand entry that leads to a striking wide open main floor layout featuring gorgeous walnut hardwoods and accents throughout. The Denca kitchen is a chef's dream with top-of-the-line Thermador appliances, Miele dishwasher, quartz countertops and impressive oversized island. The dining room boasts its own gas fireplace, and the living room is ideal for entertaining with its double-sided fireplace. Outside in the sunny south backyard, also warmed by the 2 sided fireplace, is your own private oasis with a pergola covered deck highlighting a hot tub and sound system. Back inside open slat stairs lead you to a luxurious master with high ceilings, his and hers walk in closets, and another double-sided fireplace facing the elegant ensuite with soaker tub and its own private balcony. Another 2 bedrooms share a full Jack and Jill bathroom, and all benefit from the convenient upper floor laundry room. Brilliantly designed on the lower level is a perfect getaway space including a cozy family room with wet bar and a Denca custom wine room, 2 additional bedrooms and a 3-piece bath with steam shower. Highlights and extras include Denca custom built media console in living room, upgraded lighting, 3 Sonos systems, in ceiling speakers through out the home, 4 TVs, heated tile flooring and so much more! See additional list for complete details. Close to schools, shops, cafes, river pathways, and all the Kensington area has to offer. A wonderful opportunity not to be missed! **MLS® # A1142893**



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2325 6th Avenue NW

Detached House

Possession: **December 3, 2021**

Neighbourhood: **West Hillhurst**

Built in: **2007**

Foundation: **Poured Concrete**

Construction: **Stone, Stucco, Wood Frame**

Parking: **Double Garage Detached,
Heated Garage**

Main Level

Kitchen: 16'3" x 14'4"

Dining Room: 15'9" x 14'2"

Living Room: 19'5" x 17'9"

Upper Level

Primary Bedroom: 15'6" x 12'6"

Bedroom: 15'9" x 9'3"

Bedroom: 11'6" x 10'4"

Laundry: 8'5" x 3'11"

Lower Level

Bedroom: 14'10" x 9'5"

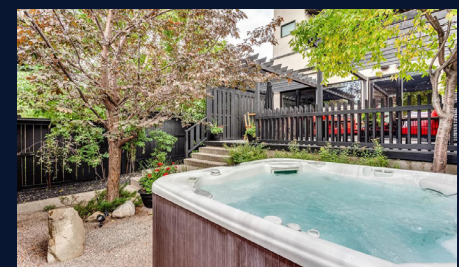
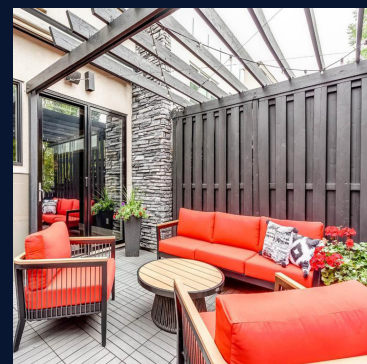
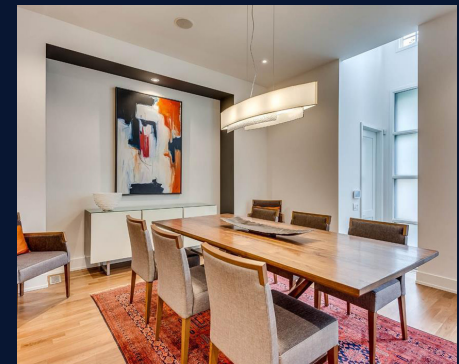
Bedroom: 18'4" x 13'0"

Family Room: 17'3" x 13'2"

Wine Cellar: 9'3" x 3'11"

Goods Included: Thermador Refrigerator, counter-top gas stove, built-in oven, Thermador built in speed oven, Miele dishwasher, washer/dryer, wine beverage cooler, alarm system, all window coverings, drawer fridge, built-in freezer, ceiling fan, hoodfan, garage door opener+ remote, vacuum system + all att., hot tub, kinetic system

Features: Bar, Built-in Features, Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Vaulted Ceiling(s), Wet Bar



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Highlights and Improvements for 2325 6th Avenue NW

- New DENCA custom kitchen Sept 2019
- Custom cabinetry with w/custom drawer features and inserts
- Custom walk-in pantry
- 5 Built in Stainless Steel Thermador appliances and Miele dishwasher
- 14ft honed quartz counter
- Lower-level wine room redone w/spray foam insulation drywall and cooler unit with custom glass door and handle Sept 2019
- DENCA custom built 2 tone media console in living room Oct 2019
- 50 pot lights replaced with LED and trim kit
- New Hunter Douglas custom blinds and shades in living room, kitchen, and front bedroom
- Black-out draperies in master bedroom
- New custom paint with accent walls in living, dining room and hallways
- Main floor-powder room and front hall closet all sanded and custom eco finish
- Roof system on house upgraded by Freeze Maxwell Aug 2021 - scope of work along with 10 yr warranty info available upon request
- 3 Sonos systems
- All new bathroom lighting fixtures
- New Lux windows in 2 bedrooms and ensuite bathroom
- Lighting fixtures above kitchen island and dining room
- Wall sconces in master bedroom
- Clearvue retracting screens on sliding doors in living room
- 3 gas fireplaces – dining room; living room double sided, and double sided in master
- Walnut accents throughout home
- Solid walnut floors on the main and upper levels
- In slab heated porcelain tile floors lower level and 3 bathrooms
- Hot Spring portable spa
- Outdoor deck with 2 pergolas and privacy fencing
- Kinetico soft water system
- 4 TV screens with new Logitech remotes
- Numerous bar built-ins
- Air-conditioned home
- Heated garage