



## 123 KITSILANO COURT - QUALICUM

### FEATURES INCLUDE

- 9-foot ceilings on main floor – bright with lots of natural light – numerous pot lights throughout
- California Shutters and Hunter Douglas blinds throughout
- Deslaurier custom designed kitchen, with quartz counter and 3' x 7' quartz island
- Upgraded stainless steel appliances and premium (Grohe) plumbing fixtures
- Mud room/laundry room from 2 car garage and additional exit to deck with loads of additional laundry room cabinetry/storage
- Superior grade oak hardwood floors, stairs and wood railings throughout
- High quality ceramic floors and wood trim throughout
- Spacious Master suite with custom walk-in closet, 5-piece oasis ensuite with granite counter and Deslaurier cabinetry
- Main bathroom with Deslaurier cabinetry and granite counter
- Professionally drywalled utility and storage rooms
- Professionally landscaped front yard and rear cedar deck with Napoleon Barb B Q with natural gas feed
- Air exchanger, tankless hot water heater (rented), high efficiency gas furnace, central air conditioning, automatic built-in sump pump, wired for security system and central vacuum
- 17 kw Briggs & Stratton generator (natural gas fed) (November 2022)

**Year Built:** 2015 (approximately)  
**Lot Size:** 43.99' x 80.3' irregular  
**Taxes:** \$8,651.00/2023

### INCLUSIONS

- Fridge, induction stove, dishwasher, washer, dryer, hood fan, microwave oven, all window treatments, all (4) solid state ceiling fans/lights, light fixtures, garage door opener with two remotes and 3 key pads, Napoleon Gas Bar B Q, 17 kw Briggs & Stratton generator

### EXCLUSIONS

- Dining room fixture