

# Maude, MacKay & Co. <sup>Ltd.</sup>

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Suite 202 - 1525 West 8th. Ave.  
Vancouver, British Columbia V6J 1T5  
Telephone: 604-736-0181  
Facsimile: 604-736-0314

## **3477 PUGET DRIVE**

A Beautiful, finely-crafted home with mountain and city views in a prestigious Vancouver location.



An elegant 5 bedroom, 4 ½ bathroom home perched above Puget Drive with panoramic city and mountain views. An open, main floor plan with oak hardwood floors features an open kitchen/family room leading to a south facing deck and patio. Elegant living and dining rooms and a cozy den/office with very special views.

The upper floor has 4 bedrooms and 3 full bathrooms, including a spectacular master with gorgeous views, vaulted ceilings and a spa- like ensuite.

The lower level features a spacious rec room, media room, 5<sup>th</sup> bedroom, full bathroom, and 2<sup>nd</sup> laundry room.

**\$2,548,000**

**ROD MACKAY 604-649-2424**

### **Features:**

- 3700 sq. ft. of floor area
- 50' x 125' Lot (6250 sq ft)
- Incredible roof deck with built in gas connections
- Rear lane access-triple garage

### **Finishing:**

- Nine foot ceilings, crown mouldings and coffered ceilings on main floor
- Top of the line stainless steel Thermador and Miele appliances
- Radiant heat throughout (multi-zoned)
- Granite counter tops and custom cabinets in kitchen
- Oak flooring on main floor
- Gas fireplaces in living room and family room
- Comprehensive security with ability to add video if desired
- Wired throughout for internet and sound system
- Open floor plan incorporating kitchen w/ adjoining family room
- Plumbed for wok kitchen/walk-in pantry
- Large south facing sundeck and patio
- Built-in vacuum system
- Carrera marble in bathrooms

### **Neighbourhood:**

- Walking distance to Carnarvon Elementary School
- One (1) block from bus route
- 15 minutes to downtown
- 10 minutes to UBC
- 20 minutes to international airport
- 10 minutes from beach
- Close to parks and playgrounds

**Projected Completion Date: December 1, 2007**

**Rod MacKay  
604-649-2424**