



MARIE O'CONNOR REAL ESTATE

778.321.0091 marie@marieoconnor.ca www.marieoconnor.ca

INTRODUCING 2502 WEST 33RD AVENUE REFINED LIVING AT OESTE 33

Featuring:

- Design vision of acclaimed interior designer Sophie Burke
- Architectural flair of character retention specialists Birmingham & Wood Architects
- Brushed oak herringbone floors
- Bespoke millwork throughout
- Imported, Spanish-style stone tiles
- Marcel Wanders Moooi wallpaper in primary bedroom
- Gourmet kitchen with a Cornufé La Cornue gas stove, Massimo Hood Fan, Miele integrated fridge and dishwasher, large kitchen island.
- Antique, period-style front door from historical home

- Air Conditioning on every floor in addition to energy-efficient cooling system and radiant inflow heating throughout
- Spa-like bathrooms with Carrara white marble stone tile, Brizio fixtures and exquisite hardware
- Open and inviting main living space that is ideal for entertaining
- Beautifully framed, expansive windows
- Private verandah
- Quiet, cool and restful lower-floor bedrooms with custom closets
- Private detached, heated garage with extra storage space which was previously used as an art studio.
- Built-in speakers for audile ambiance
- Exterior gas, water and electrical hookups
- Ensuites in both bedrooms
- Gorgeous, tranquil outlooks and considerable privacy
- Soaring over-height ceilings greet you at the entry with light and a welcoming airiness
- Beautiful garden and bright, flat yard space surround
- Remainder of 2-5-10 warranty