



## HIGH POINT

20339 – 2<sup>nd</sup> Avenue, High Point Estates

**Features:**

Over 7,000 sq ft  
Cul-de-Sac Location / Private Setting on one Acre Lot  
Air Conditioning  
2 Laundry Rooms (basement and main floor)  
Security System  
In-ground Sprinkler System  
Built in BBQ and Grill Centre on Large Outdoor Patio with Hot Tub  
Breathtaking views of North Shore Mountains and Campbell Valley.  
Built in Vacuum  
Vaulted Ceilings  
Triple Garage with custom Flooring  
Outdoor patios, Balconies and Decks – Fenced Yard.  
Loft over Garage  
7 Bathrooms  
3 Top Floor Bedrooms / 3 Lower Level Guest Rooms)  
Media Room (Home Theatre)  
Fully Equipped Gym  
Fully Equipped Wine Room with Fridge and Racks  
Office  
Large Separate Dining Room  
Pantry off the Kitchen  
Sub-Zero & Wolfe Kitchen Appliance package

A one of a kind European built custom home located in High Point Estates.  
Situated on one acre this beautifully landscaped home features breathtaking views of the Campbell Valley and North Shore Mountains.

This architecturally stunning Craftsman design is complete with all the amenities including Sub-Zero and Wolfe appliances, an amazing outdoor space complete with Hot Tub and built in BBQ.  
This private home is in a cul-de-sac that sits on the perimeter of High Point Estates and features access to a walking/jogging/riding trail.

## Highpoint Langley Source Guide:

### General Finishes Throughout:

**Hardwood:** Mejer through Divine Flooring

**Paint:** Benjamin Moore

- All Walls: Cloud White, OC-130
- Ceilings: Cloud White, OC-130
- Doors & Trim Paint: Cloud White, OC-130

**Finish Carpentry (Base, casings, crown, etc):** Supplied by: West Coast Moulding; Installed by: Sumas Mountain Projects

**Millwork:** TL Millwork Company

**Stone Slabs:** Statuario marble & Caesarstone supplied and installed by Archstone Kitchens

**Tile:** Aeon Stone + Tile, Creekside Tile

**Door Hardware:** Emtek through Bradford Hardware

**Cabinetry Hardware:** Emtek through Bradford Hardware

### Powder Room:

**Light Fixtures:** Robinson Lighting + Bath Centre

**Wall coverings:** Osborne & Little through Anne Starr

**Plumbing Fixtures:** Sink by Victoria + Albert through Robinson Lighting; Faucet by Jewel Faucets

### Great Room:

**Light Fixture:** Restoration Hardware

Kitchen:

**Bar Stools:** Homeowner's own

**Appliances:** Midland Appliances

**Backsplash:** Aeon Stone + Tile

**Cabinet Hardware:** Emtek through Bradford Hardware

**Millwork:** TL Millwork Company

**Plumbing Fixtures:** Jewel Faucets

Dining:

**Light Fixtures:** Visual Comfort through Robinson Lighting + Bath Centre

Breakfast Nook:

**Light Fixture:** Robinson Lighting + Bath Centre

Entry:

**Light Fixture:** Restoration Hardware

Master Bath:

**Millwork:** TL Custom Millwork

**Plumbing Fixtures:** Faucets + fittings by Jewel Faucets; sink + tub by Robinson

**Light Fixtures:** Lightform

**Stone/ Tile:** Aeon Stone + Tile

**Counter top:** Supplied + Installed by: Archstone Kitchens