



15575 38 Avenue Feature Sheet

Lot size: 10,012 SF

House size: 5,744 SF of living space and 804 SF garage area

- Style: Modern Farmhouse – Farmhouse style with sophisticated and contemporary design elements that add a modern touch.
- 3-storey home with a 3-car garage
- Open concept plan
- Ceiling heights: Main (10 ft), Basement (8 ft), Upper floor (8 ft) with vaulted ceilings in every bedroom
- Custom Beams and Millwork to match each room.
- Quiet neighborhood
- Garden is fully landscaped with built-in irrigation, hot tub and covered terrace complete with an outdoor kitchen
- Formal living and dining room and den on main floor
- Dining room with a coffee bar and service station
- Family room boasts a 18-ft vaulted ceiling with wood beams
- Home designed to maximize natural light with numerous large windows throughout
- Two gas fireplaces and two electric fireplaces
- Spacious Chef's kitchen with Thermador range top, wall oven with steam convection and dishwasher boasts warm wood finishes and stone countertops with 6-ft waterfall island
- Prep (Spice) kitchen with Fulgor Milano Professional gas range and Blomberg fridge/freezer and additional dishwasher
- 9-ft eclipse window to merge the indoor kitchen with the outdoor kitchen
- 4 bedrooms on upper floor each with their own private bathroom suites
- 5 bedrooms in total with 5.5 bathrooms
- Master bedroom boasts warm fireplace with large spa like ensuite and walk-in closet
- Engineered hardwood throughout
- Radiant floor heating and air conditioning
- Home audio system
- Security system with alarm and cameras
- High end lighting and plumbing fixtures
- Wellness area in basement with zen room, private gym and steam shower
- Basement showcases an entertainment area complete with a wine bottle display, wet bar, recreation room, lounge and a state-of-the-art soundproof theatre room with 11-foot screen
- Built-in vacuum system

Builder: Marquis Custom Homes & Developments Ltd. – www.marquiscustomhomes.ca

Designer: Sarah Gallop Design Inc. - <https://www.sarahgallop.com/>

Architect: Dag Design & Co. – www.dagdesignco.ca

VENDORS:

Tiles: Julian Tile, Ann Sacks, Centura, Daltile

Cabinets: Crystal Kitchen Cabinets

Doors: A1 Doors

Hardwood: End of the Roll

Carpet: End of the Roll

Appliances: Midland Appliances

Closet organizers and Mirrors: Rahul Glass

Lighting: Ocean Pacific Lighting

Artificial turf: Bella Turf

Landscaping: HC Landscaping

Windows: Eneritech Windows

Garage Door: Navi Garage Door

Landscape sprinklers: The Sprinkler Guys

Countertops: Kiwicana Stoneworks

PAINT COLOURS:

Interior walls, trims, casing and ceilings: Benjamin Moore Simply White OC-117

Den trim and casing: Sherwin Williams Urbane Bronze SW 7048

Powder room walls, trim and casing: Benjamin Moore Salamander 2050-10

Bedroom #2 wall panelling: Sherwin Williams Urbane Bronze SW 7048

Bedroom #3 wall panelling: Sherwin Williams Cultured Pearl 6028

Bedroom #4 wall panelling: Benjamin Moore Shaker Gray 1594

Basement recreation room walls and gym: Benjamin Moore Shaker Gray BM 1594

Theatre wall colour: Sherwin Williams Iron Ore SW 7069

Exterior stucco: Benjamin Moore Dove Wing OC-18

Garage door: Benjamin Moore Iron Mountain BM 2134-30

About Marquis Custom Homes & Developments Ltd.:

- President and Owner: Kam Dhani
- Marquis has been specializing in high-end residential construction services in the Lower Mainland area for 15 years through exceptional customer service, longstanding relationships, and quality workmanship.
- Marquis integrates distinctive homes into surrounding communities and neighborhoods.
- Marquis demonstrates a passionate pursuit of detail-rich, value-driven design and high-quality construction that provides homeowners with a masterfully planned and executed living environment.
- Winner of the 2021 HAVAN award for Best Kitchen Design between \$50K to \$99K.
- I am a licensed builder under the Home Protection Office (HPO), with a 2-5-10 year warranty, and a proud member of the Homebuilders Association of Vancouver (HAVAN) and the Canadian Home Builder's Association (CHBA).

"I am honored that another one of my projects has been chosen by the BC Children's Hospital Foundation for this year's lottery. I think it is very important to support our local hospitals, especially the only children's hospital in British Columbia. I have been a long-time supporter of BCCH and there will always be a need to donate to BCCH to support their vision of ensuring every child is healthy and able to fulfill their hopes and dreams."

"Marquis Custom Homes continually strives to design and create homes that function to support every day lives of families by giving them a home to enjoy beginning and ending their days together."