

LA CASA

THE HOUSE OF SUNSETS

dei TRAMONTI



Relax in
THE BEST OF
WALLMARK LUXURY

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JUNE 2023



Realtors® note

With over a decade of expertise in Luxury and Custom Homes, I can attest that this jewel is truly unique. This residence, diligently crafted to fulfil the owners' exacting standards, has been gently inhabited since December 2018 and remains in an immaculate state. Untouched appliances, unmarked walls, unstained carpets - this home presents a spectacle even grander than the day it was handed over by the builders.

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To label this a rare find in the world of Luxury Real Estate would be a colossal understatement. The devoted stewards of La Casa dei Tramonti, the House of Sunsets, have nurtured this home to its pinnacle of splendour, driven not solely by a passion for fine living, but with a grander vision: to set the stage for the next privileged homeowner. Gracing an enviable lot on a distinguished street, this south-facing wonder offers sweeping views from the San Juan Islands in the south, to the illuminated ski slopes of Grouse Mountain and Vancouver's North Shore.

While cherishing this home, the plan was to build another. So, another home was designed and another bespoke master creation arose as the neighbour next door at 7438 Curtis, dividing a half-acre lot to create these twin signature custom homes. So, when you claim the key to La Casa dei Tramonti, you inherit more than a home; you become part of a legacy. Your neighbours, sharing your commitment to preserving the magnificence of these abodes, will be the testament to the luxurious lifestyle you are about to embark on. This is not merely a purchase; it is a journey into a world of elegance, craftsmanship, and breathtaking beauty - a journey that begins at your new doorstep. Welcome to La Casa dei Tramonti.

TABLE OF CONTENTS
LA CASA DEI TRAMONTI

WELCOME HOME

Introducing The House of Sunsets	03
Wallmark Homes and the build	06
Layout and Design	13
Materials and Features	14
Location Location Location	17



The Cordovado Neighbours	21
Structural Sand and Future Expansion	25
Kitchen and Appliances	27
Venetian Plaster Feature Wall	33
The Floor-plans	38



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The sunsets will be a part of regular life when you call this home your very own.

THE HOUSE OF SUNSETS

LA CASA dei TRAMONTI

An Exceptional Home For Sale

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Introducing La Casa dei Tramonti: Embrace the Spectacle of Sunsets in North Burnaby

Welcome to a realm of endless horizons and radiant sunsets. Welcome to Casa dei Tramonti - "Home of Sunsets." Nestled atop the serene heights of North Burnaby at 7428 Curtis Street, this property, graced by Wallmark Homes' expertise, commands an awe-inspiring tableau of vistas that capture the heart and stir the imagination.

Enveloped in colours of grandeur, the residence's generous patio serves as an open-air theatre for the setting sun. Alight from the spacious living room or stroll out from the kitchen, you step onto an expanse that unfolds like a painted masterpiece each evening.

Basking in the soft, golden glow, you see vibrant cities, the shimmering Vancouver Harbour, and landscapes extending to the distant contours. The built-in outdoor kitchen offers an unparalleled dining experience, allowing you to savor delectable meals against the backdrop of the setting sun.

Ascend to the second floor to discover a master suite designed as an intimate retreat. Awaken to the morning's first light, grab a steaming cup of coffee, and step onto your private balcony, welcoming the day as it breaks over the sprawling panorama. Here, mornings offer their own quiet spectacle, a perfect complement to the home's sunset theme.

A cozy reading nook tucked away on the upper level offers yet another perspective of Casa dei Tramonti's captivating views. From here, the spectacle unfolds in all its wintry grandeur - majestic mountains, Grouse Mountain's ski hill, and the enchanting sight of night skiing under twinkling stars.

Each space at Casa dei Tramonti has been meticulously planned to frame a specific element of the breathtaking surroundings, resulting in a panoramic perspective that is experienced as a journey rather than a single, view. Whether it's the unbroken sunset vista from the patio, the dawn's early light from the master suite's balcony, or the mesmerizing mountain views from the reading nook, every corner of the home offers its own visual narrative.

Casa dei Tramonti isn't merely a home; it's an everyday celebration of light and space, a testament to the beautiful synergy of exquisite living spaces and stunning backdrops. The captivating spectacle of the setting sun, the golden hues dancing across the living spaces, and the vibrant neighbourhood's heartbeat all come together to deliver a lifestyle that's nothing short of extraordinary. Welcome to the House of Sunsets.

Welcome home to La Casa dei Tramonti.



The views and skyline are incredible.

"Experience the grand expanse of the space as you look across the home's spacious living area. Expansive windows and elegant French doors that lead to the patio and deck allow sunlight to bathe the room, while the daily spectacle of radiant sunsets creates an atmosphere of unrivalled luxury. Hunter Douglas blinds compliment the custom crafted windows and doors."







Robert Wall,
Owner & Director of construction

YOUR AWARD WINNING
CUSTOM BUILDER

WALLMARK CUSTOM HOMES



Site Preparation

Crafting Luxury Living Spaces: A Look into the Masterpiece Creations of Wallmark Homes

A harmonious amalgamation of supreme quality, dedication, and aesthetic sensibility, Wallmark Homes continues to shape the paradigm of custom home-building in Canada. With over 30 years of industry experience, they've successfully carved out their place as purveyors of luxury and comfort, underpinned by their ceaseless commitment to architectural brilliance, customer care and absolute quality. As one embarks on the journey to explore their latest masterpiece nestled in the heart of British Columbia, it becomes abundantly clear: Wallmark Homes is not just about building houses. They are about creating homes that make dreams into realities.



7 Framing and Walls

Photos of construction 7428 Curtis St.

"Since 1988, we've built over 400 homes and an enviable reputation."

The aura of a Wallmark Homes' creation is immediately evident from the moment you first lay eyes on it. This particular custom-built home is a testament to the art of exceptional living spaces. Each corner, each nook is a nuanced part of the genius that radiates the essence of finer living.

The meticulously designed exterior effortlessly captures the fusion of modernity with timeless elegance. The masterful stonework is reminiscent of the grandeur of traditional European craftsmanship, while the sleek, clean lines speak the language of contemporary aesthetics. As a bold architectural statement, it stands majestically, testament to Wallmark Homes' exquisite attention to detail and the paramount importance they place on creating something enduring and beautiful.

Step inside, and the seamless transition from outdoor to indoor living spaces captivates. The grandeur is in the details - from the impeccable finishes, the top-tier materials, to the refined craftsmanship. A central theme prevails, marked by precision and an uncompromising focus on quality.



Roof Truss Installation



Drywall and Taping

This is Wallmark Homes' enduring commitment to execution and creating custom-built homes that are not just luxurious, but also truly everlasting.

Beyond aesthetic appeal, Wallmark Homes ensures that each of their creations are paragons of functionality and practicality. Whether it's the state-of-the-art kitchen designed to cater to the needs of a home chef or the custom-built cabinetry that offers ample storage while enhancing the home's elegance, every detail is carefully considered, thoroughly planned, and meticulously executed.

The master suite, a tranquil haven, showcases the height of Wallmark Homes' design prowess. This space has been crafted with precision and passion, combining beautiful materials, bespoke fittings, and delicate accents to create an intimate environment that exudes serenity and relaxation.

A Wallmark home is environmentally conscious, too. The company and our home owner like to buy local and integrate green building practices and sustainable materials to lessen the home's environmental impact while ensuring energy efficiency. They continue to exceed industry standards in this respect, resulting in homes that are as eco-friendly as they are luxurious.

But perhaps the real magic lies in Wallmark Homes' unwavering commitment to their clients. Throughout the building process, they adopt a collaborative approach, working closely with homeowners to translate their dreams into tangible realities.



Mechanical Install (5 Zones of radiant heat)



Coved ceilings boxes complete

Wallmark ensures that every need, every desire, and every expectation is communicated, met – and exceeded.

It is the relentless pursuit of excellence and an unwavering commitment to quality and customer satisfaction that sets Wallmark Homes apart in the world of custom home-building. With their meticulous attention to detail and the dedication to creating homes that are both beautiful and enduring, they continue to redefine luxury living.







"Indulge in effortless daily living within the spacious family area, boasting look and feel one expects in a signature home. Its crowning glory? The unique Venetian plaster wall, a masterful creation by renowned artist Darrell Morrison."



Effortless Elegance

Living and Entertaining at 7428 Curtis

""La Casa dei Tramonti, a home where grandeur, breathtaking vistas, and ingenious design converge. Every aspect of this residence is a testament to thoughtful planning, effortlessly facilitating everyday living and refined entertaining. The layout of this home encapsulates the principles of luxury and utility, striking a harmonious balance that's woven into each corner. The open design concept enhances light, airiness, and space, creating a seamless flow throughout the living areas, simplifying daily routines. However, the true genius of the design is revealed when it's time to entertain. The thoughtful layout allows for an effortless segregation of the bustling cooking areas from

the serene social spaces - an invaluable asset for sophisticated hosting. Each living space within the home is a masterful blend of comfort and elegance. In 'La Casa dei Tramonti', luxury living marries everyday practicalities, providing an extraordinary living experience.



PROPERTY MATERIALS & FEATURES

The Home

- Built 2017 - 2019
- Builder: Wallmark Custom Homes
- Warranty Dec 4 2018
 - 2-5-10Year Travellers Insurance
- Exposure
 - Front North / Rear South
- Lot 9,388ft². (872m²)
- Home Area:
 - 4,710ft²(437.6m²) w/crawls
 - 5,590ft² (528.6m²) expanded
- Taxes 2023- \$9,345.12
- Bedrooms 5
- Full Baths 7
- 3 Kitchens + Outdoor Kitchen
- One bedroom Legal Suite

Exterior

- Custom Reenforced Aggregate and Concrete Paths, Steps and Driveway
- Designer lighting
- Low voltage LED accent lighting
- Stone, Stucco and Concrete exterior finish with rain-screen
- Smooth acid washed patios
- Custom cedar fencing
- Exterior Grill station
- Outlets for water and natural gas
- Specialty landscape design and finishing
- Custom Douglas Fir entry door with obscure glass and bespoke wrought iron inlay with multipoint locking system

Heating and Cooling

- Radiant high-efficiency 5 zone concrete heated floors
 - Zone 1: Living Floor
 - Zone 2: Full Master Suite
 - Zone 3: Upper Floor w/o Master Suite
 - Zone 4: Owners area Lower level
 - Zone 5: Legal Suite
- Trane Systems 5Ton Oversized A/C System (Interior & Exterior)
- Heat Recovery Ventilator - Aldes E150
- Wine Room - Baseboard heat

PROPERTY MATERIALS & FEATURES

Flooring

- Tile is a Mixed Custom Selected 12x12, 12x24 and 24x24 Premium tile from Julian Tile Burnaby
- Custom designed tile inlay in entry foyer
- Maple Hardwood flooring
- Carpets Premier Deep Pile with superior underlay

Main Kitchen

- WOLF 36" Dual Fuel Range with Red and Black Knobs
- Ventahood 36" Hood vent
- SUBZERO 48" Proud mount Side-by-Side Main Fridge

Spice Kitchen

- Bertazzoni Italia 4 Burner Gas cook top
- Ventahood Hoodfan
- Electrolux 30" Tallboy Fridge Freezer

Outdoor Kitchen

- Napoleon 36" Natural Gas BBQ with sear station

Lighting

- Lighting Hand picked fixtures selected from Pine Lighting Vancouver

Cabinets

- Custom 3" Maple Shaker Cabinets milled and installed by JNR Cabinets and Millwork
- Custom Maple Audio Visual Equipment Cabinets

Counter Tops

- Caesarstone Quartz Countertops throughout

Hot Water on Demand

- Viessmann on demand boiler
- ASCO Integrated Dishwasher with matching paneling
- WOLF 30" Wall Convection and Stream oven
- WOLF Espresso & Coffee
- Panasonic 1.6Cubic foot built-in microwave

1 Bedroom Suite

- Samsung Stainless Oven
- Electrolux Stainless Fridge
- Electrolux Washer & Dryer

PROPERTY MATERIALS & FEATURES

Entertainment & Security

- Custom Interior and Exterior multi-zone speakers
- Denon AV receivers on main and in media room with bluetooth connectivity
- Full Motion and Window door security
- Intercom doorbell
- 4 camera expandable exterior video monitoring with kitchen wall mounted screen
- Multipoint door lock system on exterior doors
- Custom Down filled fitted couch in media centre
- Silhouette 24" Double door Bar fridge and bar area
- Insulated and Isolated wine room ready for custom design to your taste
- Cedar Lined Sauna
- Liftmaster Elite Wifi remote door openers w/ keypad

Windows

- Custom Centra Premium Series Casement windows filled with Argon gas for added efficiency

Roof

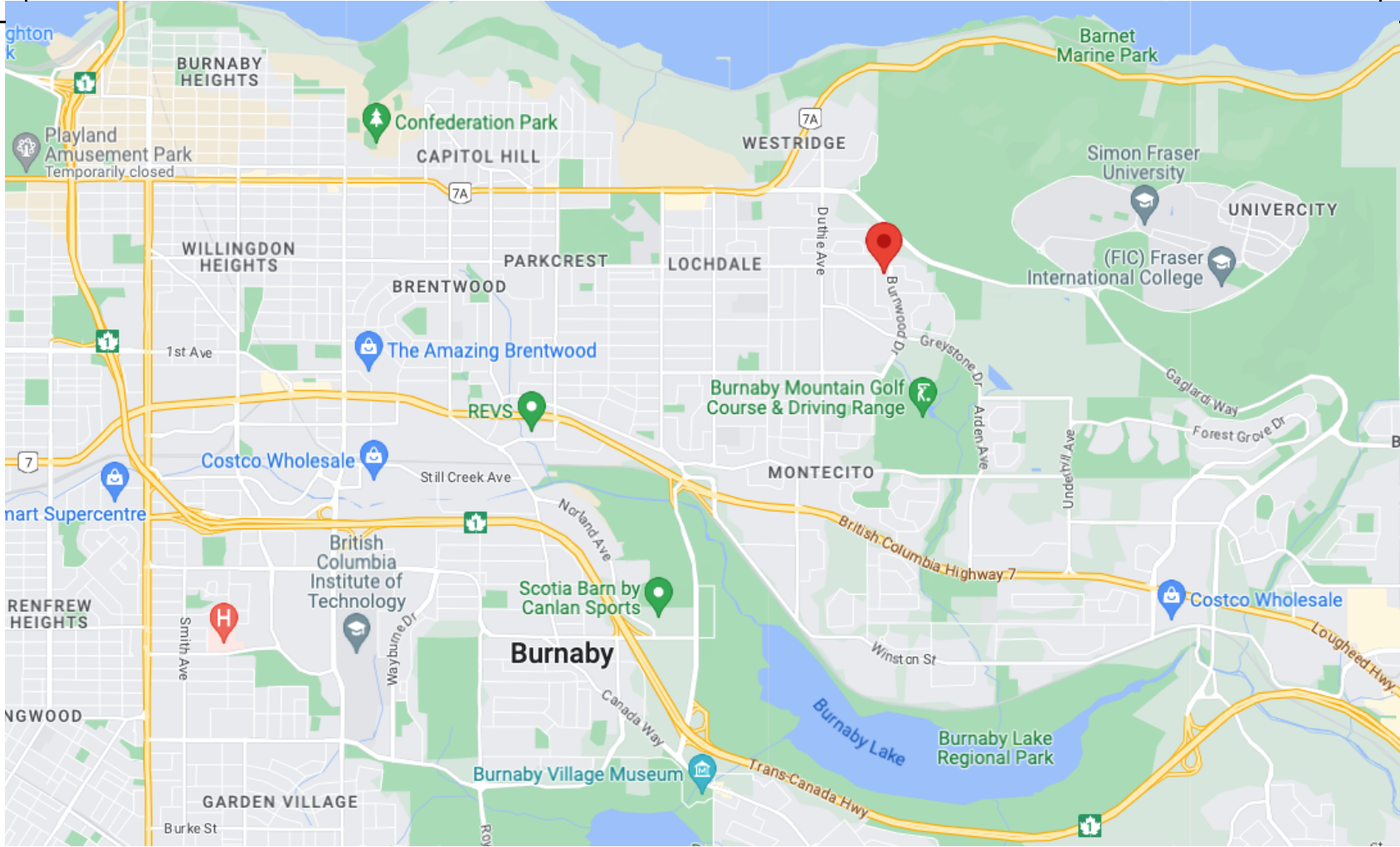
- 30 year Timberline HD Fiberglass asphalt shingle
- Gutters are 5" continuous with 2"x3" Colour matched downspouts

Ceilings

- Main Floor 9'9"
- Upper Floor 9'4"
- Lower Floor 8'1"

Door & Door Height

- Interior doors are solid core (suite is hollow core after fire door)
 - Main Floor 8'0"
 - Upper Floor 7'0"
 - Lower Floor 6'8"
- Garage Doors (2) 8'x7' Insulated steel



POSITIONED amidst stunning greenery, the home overlooks remarkable landscapes that bring beauty right to your doorstep. Morning coffee on the balcony is an immersive experience with the stunning backdrop of the city, all the way to the mountains on Vancouver Island. This residence truly epitomizes the notion that a home is not just about its four walls, but also about the surroundings that envelop it.

The **location's connectivity** is unmatched, offering seamless access to the hustle and bustle of downtown Vancouver, merely a short drive away. Whether it's the trendiest eateries, high-end shopping districts, or an engaging art scene, it's all conveniently within your reach. Yet, returning home will feel like stepping into a tranquil sanctuary, far removed from the city's chaos.

Moreover, Burnaby is known for its **extensive parks and natural spaces**, and this home is just a stone's throw away from Burnaby Lake and Deer Lake Park. Imagine weekends filled with scenic walks, engaging water activities, or picnic lunches amid lush greenery. For the fitness enthusiast, the Burnaby Lake Regional Nature Park offers numerous trails, creating a beautiful and serene environment for your daily run.

Education is a top priority for families, and this home's location has it covered. Renowned for its excellent schools, Burnaby offers both public and private institutions within a comfortable distance, making the daily school run a breeze.

For **food connoisseurs**, Burnaby offers a rich culinary scene, featuring everything

from local farmers' markets to gourmet dining options. This home is strategically located near popular food districts, providing a gastronomical adventure that is sure to delight the senses.

7428 Curtis St is more than just a luxury home; it's an invitation to a lifestyle steeped in comfort, convenience, and fine things. It's about enjoying the city's vibrancy, the neighbourhood's serene ambience, and the home's remarkable offerings. This location isn't just about where you live; it's about how you live.

In essence, living at 7428 Curtis St, Burnaby, means immersing yourself in a world where luxury meets location. It's a place where your lifestyle aspirations can come to life. This isn't just about owning a home - it's about experiencing a lifestyle that echoes your desire for the finer things in life.

**LOCATION
LOCATION
LOCATION**

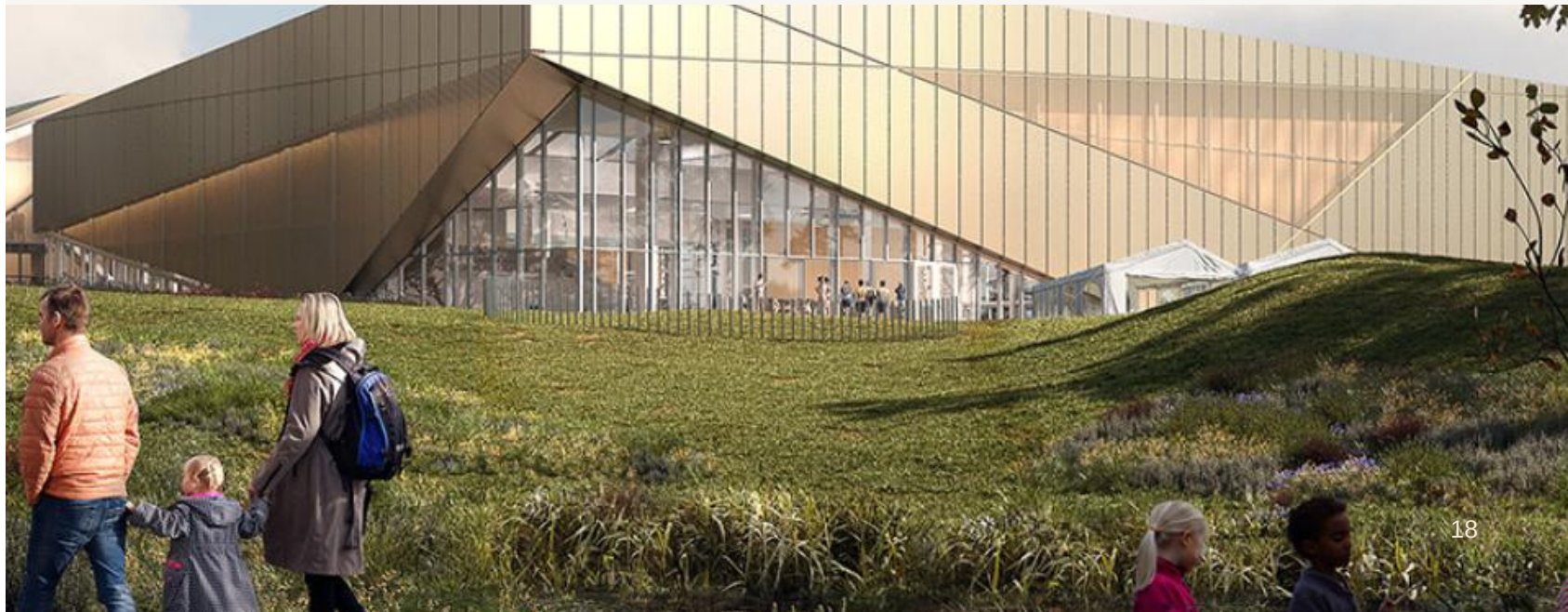
THE NEW BURNABY LAKE AQUATIC AND ARENA FACILITY AND YOUR NEW HOME

When it comes to luxury living, location is everything. An excellent example of this is the stunning residence at 7428 Curtis Street in Burnaby, a gem that is nestled amidst serene neighbourhood charm and vibrant city amenities. This property's allure is about to be enhanced even further, thanks to a state-of-the-art development nearby - the Burnaby Lake Aquatic and Arena Facility.

Situated within minutes of the 7428 Curtis Street home, this exciting new facility promises to become a hub for recreation, fitness, and community bonding, transforming the local lifestyle landscape.

It's not just about having another amenity; it's about adding a new dimension to the way homeowners live, relax, and socialize. Let's delve into how this development benefits the residents of this upscale Burnaby neighbourhood.

*Local investment
improving
lifestyles & values*



18



18

"Burnaby Lake Aquatic and Arena Facility will be a destination recreation facility that is welcoming to all — inspiring positive change within communities and the unique local environment"

An Active Lifestyle Right at Your Doorstep

One of the biggest perks of living so close to the Burnaby Lake Aquatic and Arena Facility is the easy access to a wide variety of sports and fitness options. From a leisurely swim in the 50-meter pool to ice skating with the family or taking part in community fitness classes, this facility will become the go-to destination for health and wellness enthusiasts. Imagine starting your day with a refreshing swim or winding down with an evening ice-skating session, all without straying far from home.

Community Hub: Beyond fitness, the facility is set to become a nexus for community engagement. It will be a place where neighbours can come together for sports tournaments, local events, and even casual socializing. For the residents at 7428 Curtis Street, this offers a unique opportunity to be part of a thriving, close-knit community within their own neighbourhood.

Value Addition to Your Investment:

The proximity of such a state-of-the-art facility contributes significantly to the value of the properties around it. Future prospective homeowners appreciate not just the home's luxurious amenities, but also the benefits offered by its prime location. Having the Burnaby Lake Aquatic and Arena Facility nearby thus enhances the desirability and long-term value of the property at 7428 Curtis Street.

A Balanced Lifestyle

Finally, the presence of the facility underscores one of the most attractive aspects of Burnaby living – the ability to enjoy a balanced lifestyle. Here, urban sophistication meets outdoor recreation. While residents can enjoy the luxuries of their high-end Wolf-equipped kitchen and beautifully designed living spaces, they also have the freedom to step outside and take advantage of a diverse range of recreational activities.



To sum it all up, the upcoming Burnaby Lake Aquatic and Arena Facility stands as a testament to the city's commitment to promoting an active, community-centric lifestyle. For the residents of 7428 Curtis Street, the proximity to this facility brings new opportunities for fitness, socializing, and increased property value, making an already excellent investment even better. This is more than just a home - it's an investment in a lifestyle that embodies the best of what Burnaby has to offer.



This beautiful room could be so many things. Staged for elegant dining the location is perfect for catered evenings. It could also be a formal sitting room or an expansive private office.



A Tale of Two Masterpieces on Curtis Street

Just picture it. You're standing on the freshly mowed lawn of your future dream home at 7428 Curtis Street in Burnaby, built by the prestigious Wallmark Homes. As you glance to your side, you spot another masterpiece. It's 7438 Curtis Street, the elegant residence constructed by the highly-regarded Cordovado Homes. Two luxury homes, side by side, mirroring each other in their commitment to quality, sophistication, and meticulous attention to detail.

As a discerning homebuyer, you appreciate the value of good neighbourhoods and good neighbours. When you invest in a Wallmark home, you're not just investing in your own piece of luxury real estate, but also buying into a neighbourhood that values quality or build, the aesthetics of design, and top-tier craftsmanship. The creation of the Cordovado Home next door is a testament to that.

Wallmark Homes is renowned for their personalized design approach, stunning architectural detail, and timeless quality. The residence at 7428 Curtis Street is no exception. From its sophisticated façade to its luxurious interiors, every corner speaks of Wallmark's signature elegance.

Similarly, Cordovado Homes' reputation for building exquisite custom homes has been brought to life next door. The project at 7438 Curtis Street shares the same level of passion and commitment to craftsmanship and quality. Together, these two homes create an ambience of distinction and refinement that enhances the entire neighbourhood.

What does having a Cordovado home as your neighbour mean for you? It means that you are part of a community that values quality and aesthetics. Just like Wallmark, Cordovado ensures their homes are built to the highest standards of quality, longevity, and sustainability, thereby creating a cohesive and desirable streetscape.

It also means that your home's value is protected, increased and enhanced by the neighbouring new creation. The presence of two luxury homes, built by two reputable builders side by side, can have a positive impact on each other's market appeal, thus creating a win-win situation for both homeowners.

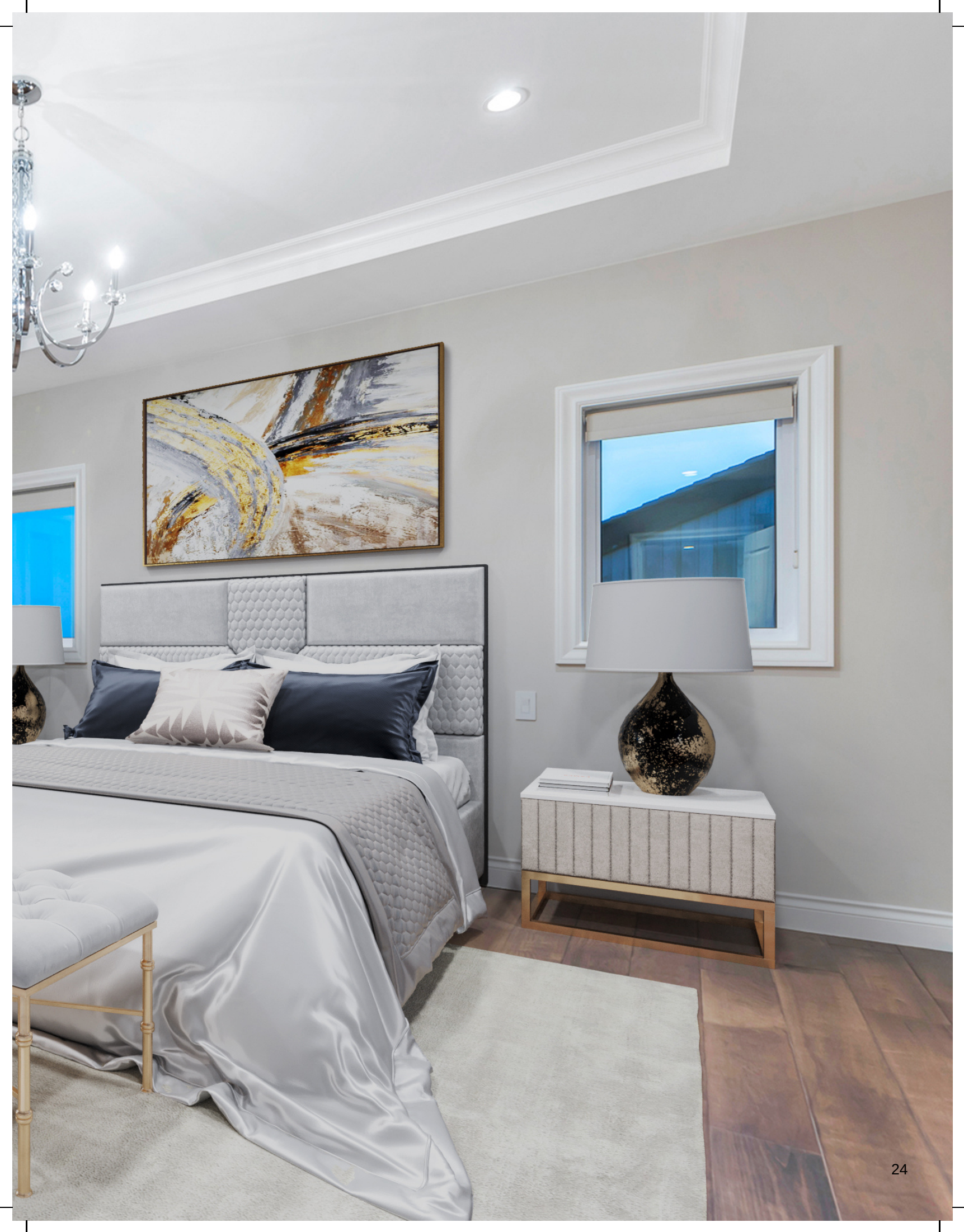


Showcasing Award-Winning Elegance: This home exemplifies Cordovado Development's meticulous execution and unrivaled attention to detail, distinctions that earned it the coveted GOLD medal for Best Home over \$3.0M at the 2021 BC Home Builders Association Georgie Awards.

This very special residence at 7428 Curtis Street isn't just a home; it's a lifestyle choice—a testament to exquisite living. As a Wallmark homeowner, you can take pride in the neighbourly architectural design, elevated community standards, and the promise of enduring quality. You're not just buying a home; you're investing in a neighbourhood that is a beacon of luxury living being elevated by your Cordovado constructed neighbour.



The Master Suite at 7428 Curtis St - a sun-drenched sanctuary with awe-inspiring views, a serene balcony, and a welcoming ambiance that promises tranquility and repose at all times.





Photos above are example images only.

The Revolutionary Use of Suckable Structural Sand in 'La Casa dei Tramonti'

Building a home with the foresight for future adaptations is a mark of true ingenuity. One such marvel is 'La Casa Dei Tramonti', the luxury home located here at 7428 Curtis St, Burnaby, which perfectly demonstrates the creative use of suckable structural sand - a progressive concept that's reshaping home expansions in Canada.

In 'La Casa Dei Tramonti', two substantial spaces in the basement level (current crawl spaces) have been thoughtfully filled with suckable

structural sand and capped with a solid skim coat of concrete, ready to be transformed into more magnificent living spaces when desired.

When the time is right, the sand can be conveniently removed, leaving pre-prepared areas ready for floor installation and then the finishing touches.

The homeowner, who commissioned the build with Wallmark Homes, astutely identified the potential desires of future buyers for additional living spaces, they didn't need or want to pay upfront to complete and then maintain at the time of build. Hence, two expansive spaces have been designated for future potential use: a sprawling gym and recreation area, and a movie theatre or whatever you desire. With a simple removal of the sand (suck it out and then pour and level of the floor, these spaces can be transformed into luxury amenities that will add significantly to the home's appeal, use and value.

The brilliance of this approach is highlighted in the simplicity and minimal disruption during the transformation. An access port in the foundation, used for sand removal, also allows for the concrete floor to be poured and levelled, keeping the process clean and efficient.

Moreover, the use of suckable structural sand represents substantial cost savings. Considering the traditional methods of extending a foundation, which often involve complex construction and high labour costs, this technique is estimated to reduce the costs of creating such rooms by as much as 50%. Furthermore, the process is also environmentally friendly as the removed sand can be recycled for other construction uses, reducing waste and carbon emissions.

By using this innovative approach, the homeowner has displayed remarkable foresight. The technique, which has been successfully employed in the past, reinforces the owner's commitment to forward-thinking building methods that provide flexibility, efficiency, and environmental sustainability.

'La Casa Dei Tramonti' not only serves as an exquisite luxury home but also stands as a testament to intelligent and adaptable home design. The use of suckable structural sand opens up a world of possibilities for future homeowners, paving the way for seamless and cost-effective expansions. With this approach, the house is truly designed for the future, promising adaptability that caters to evolving homeowner needs and desires.



Unlock the potential of dual crawl spaces. Removal of skim concrete and suckable sand unveils 900+ sqft of new space, economically and with little disruption. See the transformation in the 3D floor plans. (Crawlspaces shown above and below)



Embrace Unrivaled Luxury in Your Kitchen

An Appliance Journey

Step into your new home at 7428 Curtis St. and begin a journey of culinary splendour and lifestyle satisfaction that transcends the ordinary. This beautifully designed home is embellished with an enviable collection of appliances from the world's finest brands, each handpicked to elevate your living experience.

The centrepiece of your gourmet kitchen is the iconic Wolf 36" Dual Fuel Range. Known for its professional heritage, peerless performance, and striking design, Wolf's appliances have long been the gold standard in home cooking. Feel the pleasure of precise heat control that only dual-stacked, sealed burners can provide. And notice the signature red knobs, a delightful pop of colour against the elegant black – a testament to Wolf's attention to detail and style.





"State-of-the-art appliances meet sleek design in this untouched, immaculate kitchen, awaiting the culinary creativity of its new owner."

Above your Wolf range is a Ventahood hood fan, ensuring that your kitchen environment remains fresh and clear even during the most ambitious cooking ventures. Your Wolf built-in coffee maker and convection and steam oven bring the artisan café and bakery right into your home, enabling you to create barista-style coffee and bake with professional-grade results.

Refrigeration is expertly handled by the SubZero side-by-side fridge freezer. Recognized for its advanced food preservation technology, this refrigerator not



only keeps your food fresh but also boasts a proud mount design that seamlessly blends into your kitchen's aesthetics.

In your secondary spice kitchen, a Bertazzoni cooktop and Electrolux tall boy fridge freezer combo extend your culinary capabilities. Italian engineered, the Bertazzoni cooktop allows you to sizzle, simmer, and sauté with unmatched control, while Electrolux's cutting-edge refrigeration ensures your ingredients are always at their peak.



Step outside onto your patio, and you'll find a Napoleon natural gas BBQ. This Canadian-made marvel lets you grill like a pro, featuring specialized sear zones for restaurant-worthy steak dinners under the stars.

Moving to your laundry room, an LG side-by-side front-loading washer and dryer combo provides a superior laundry experience. This duo offers smart, efficient, and quiet operations – taking care of your clothes has never been easier.

The suite, perfect for guests or as a potential rental opportunity,

is equipped with a full Samsung and Electrolux kitchen and laundry setup. No corners cut here, your visitors will feel like they're in a luxury boutique hotel.

Lastly, entertain in style with the dual-door Silhouette beverage center. Beautifully storing your selection of wines, craft beers, and soft drinks at perfect serving temperatures, it's the ideal companion for both spontaneous gatherings and planned events.

Living in 7428 Curtis St, the presence of these appliances signifies more than mere functionality.





They represent a lifestyle - a silent promise of countless joyful gatherings, culinary explorations, and the comforting routine of premium living. This house is not just a place to live – it's a place to thrive.

And did we mention that all the appliances in the home are brand new and have never been used, preserving the experience and joy of new for you.





This master ensuite, boasting dual sinks, an expansive shower, and a freestanding tub, is surrounded by the finest designer tiles and materials. Coupled with an extraordinary view, this space offers an unparalleled oasis of comfort and serenity.

THE ART INSIDE

LA CASA dei TRAMONTI

INSPIRED

ARTISANAL

INTERIOR

Within the heart of the elegant Casa dei Tramonti, there lies an unexpected yet breathtaking marvel. This isn't an exhibit of vivid paints on a sprawling canvas; instead, it's a mesmerizing testament to the transformative power of plaster and unparalleled artistic finesse. The centerpiece of this visual delight is a grand, sweeping wall, meticulously finished with the enticing texture of Venetian Plaster. The virtuoso behind this captivating creation is none other than Darrell Morrison, a distinguished artist, universally admired for his masterful manipulation of Italian Lime Plaster applications.

Darrell Morrison is the driving force behind Italian Lime Plaster. He's carved out a formidable reputation for himself, built upon his impeccable skill, refined taste, and an unwavering commitment to quality. His portfolio is an impressive array of renowned commissions, including such notable edifices as Versace Vancouver,



"Darrell Morrison's Venetian Plaster masterpiece, subtly elevating the charm of this exquisite space with its understated elegance and timeless artistry."

the Ericsson Building, and the chic, contemporary Chambar Restaurant. In Darrell's hands, plaster becomes more than a medium; it becomes a conduit for bridging the gap between tradition and modernity, crafting surfaces that shed their purely utilitarian skin to emerge as vibrant works of art.



"Darrell Morrison, in his element, bringing his Venetian Plaster masterpiece to life – where fine craftsmanship meets enduring artistry."

Venetian Plaster, alternatively known as Italian Lime Plaster, stands as much more than a simple finishing material. It is a tangible embodiment of centuries-old techniques, an eloquent testament to the unadorned beauty of simplicity and the enduring allure of time-honored craftsmanship. Comprising slaked lime and marble dust, this organic material showcases a harmonious marriage of resilience and elegance. Its seamless finish is an unrivalled aesthetic delight, injecting spaces with a unique charm that leaves an indelible impression.

Applying Venetian Plaster is far from a rudimentary task; it's an intricate art form demanding a comprehensive blend of

expertise, infinite patience, and a keen, discerning eye. Darrell's nuanced technique involves the careful layering of wafer-thin coats of plaster, individually burnishing each layer by hand to accomplish an unparalleled depth and sheen that seduces the senses. The final result is a living, breathing wall, an entity with a life of its own, stamped with the unique touch of the artist. It subtly manipulates light, adding an intoxicating mix of warmth and sophistication to the environment.

Standing tall in the Casa dei Tramonti, the curved wall, bathed in the soothing glow of Venetian Plaster, operates as the beating heart of the residence. This distinctive feature does not scream for attention; instead, it quietly enhances the overall aesthetic, seamlessly aligning with the property's celebration of artistry, superior quality, and understated luxury. It's a testimony to the property's dedication to one-of-a-kind, high-calibre finishes and an ode to the indulgence of handcrafted artistry.

This larger-than-life portrayal of Darrell's work exemplifies the balance of durability and aesthetic appeal that Venetian Plaster offers. Its timeless elegance radiates throughout the space, and yet its inherent resilience promises a lifetime of enjoyment. In essence, Darrell's Venetian Plaster wall isn't just a stylish addition to the home; it's a living narrative — a story of enduring artistry and elegance, seamlessly woven into the very fabric of the residence.

Darrell Morrison's work resonates on a deeper, more intimate level than merely providing a visually stunning surface. His transformative touch with Venetian Plaster has a profound impact, subtly altering the aura and energy of the spaces he graces. His contribution to Casa dei Tramonti isn't just an embellished wall; it's a masterpiece, a living testament to his

commitment to his craft, and a compelling illustration of the transformative potential of art in the spaces we inhabit every day. Thus, his work complements rather than competes with the space, creating a harmonious blend of art and architecture that offers an inviting and tranquil environment.



MASTERFUL ARTISAN

Master Finisher, Darrell Morrison was first introduced to plaster finishings during a plastering apprenticeship in Phoenix, Arizona. He was immediately taken with plaster's artful quality and endless creative potential. Fast-forward Seventeen years and over 500 masterpieces later. From luxury, multi-million dollar penthouses to retail outlets and doctor's offices, Morrison's artistry can be seen throughout the Lower Mainland

Certified in Italian lime stucco application, he guarantees that he and his team of highly skilled artisans will always "do it right the first time." Each of Morrison's exquisite Venetian plaster treatments are applied by hand and are one of a kind. He thrives on collaborating with his clients and considers himself the creative catalyst to their design vision. Turning ordinary walls into masterpieces.

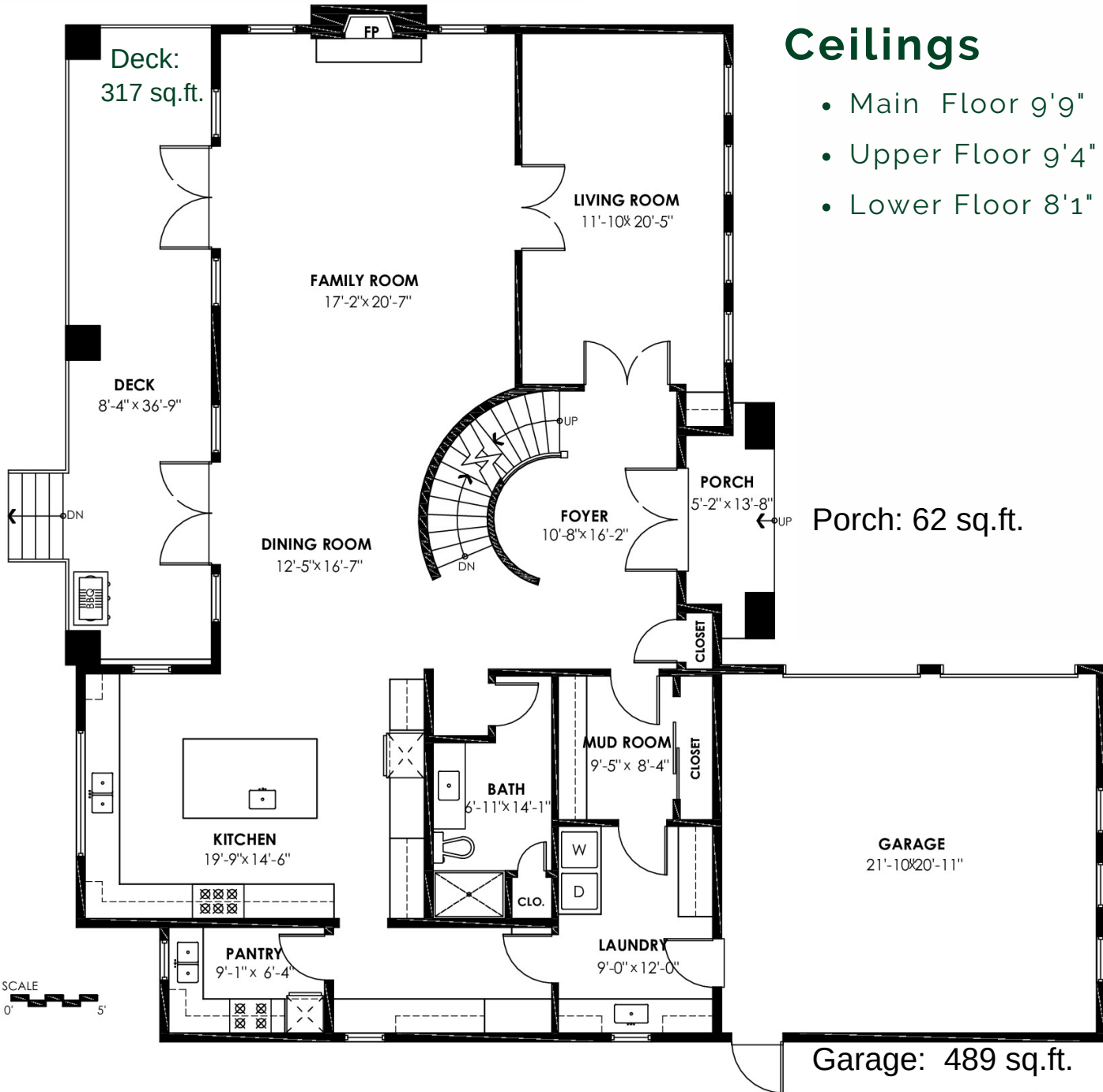


Main Floor

Main Floor: 1,891 sq.ft.

Ceilings

- Main Floor 9'9"
- Upper Floor 9'4"
- Lower Floor 8'1"



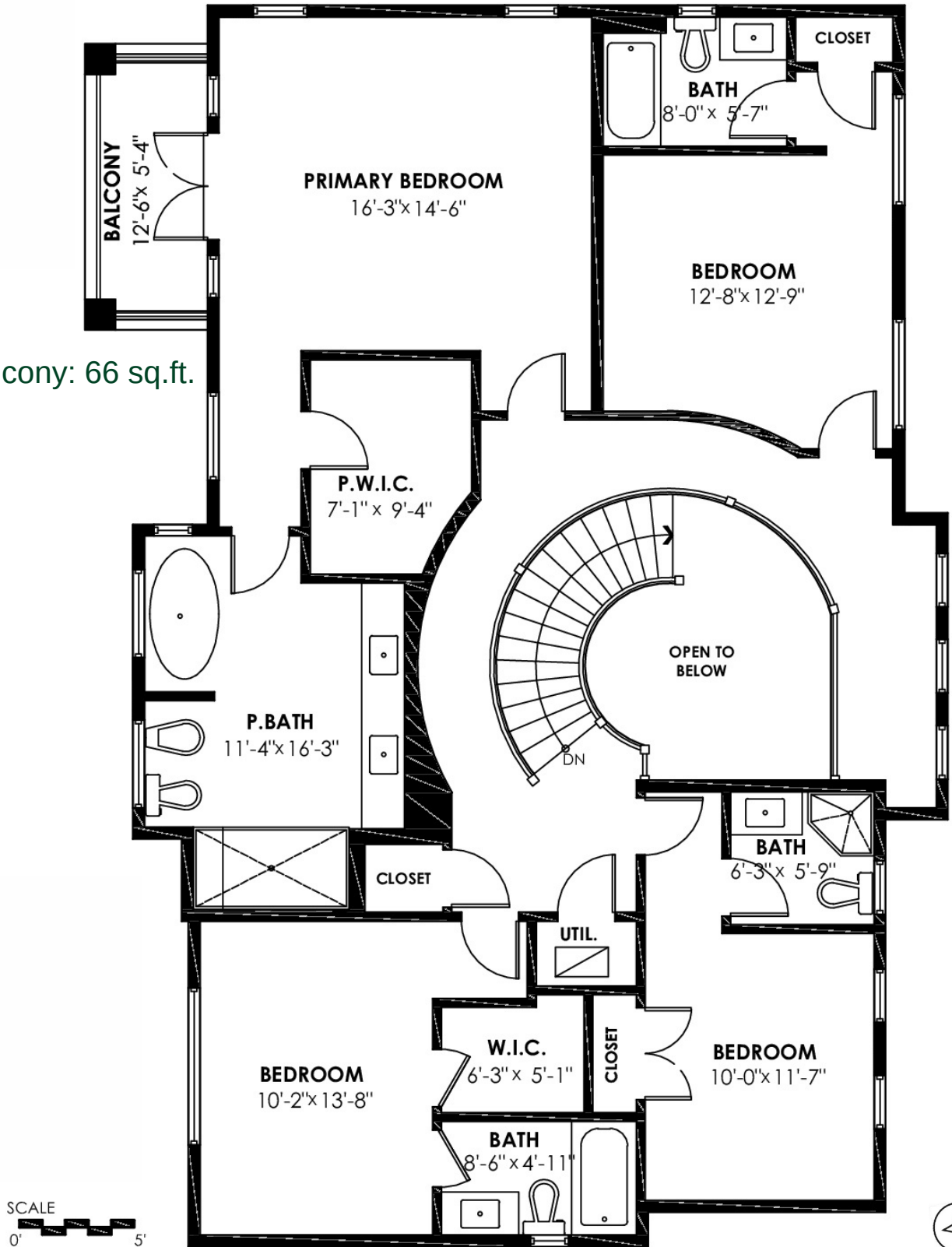
Porch: 62 sq.ft.

Garage: 489 sq.ft.

Upper Level

Upper Floor: 1,593 sq.ft.

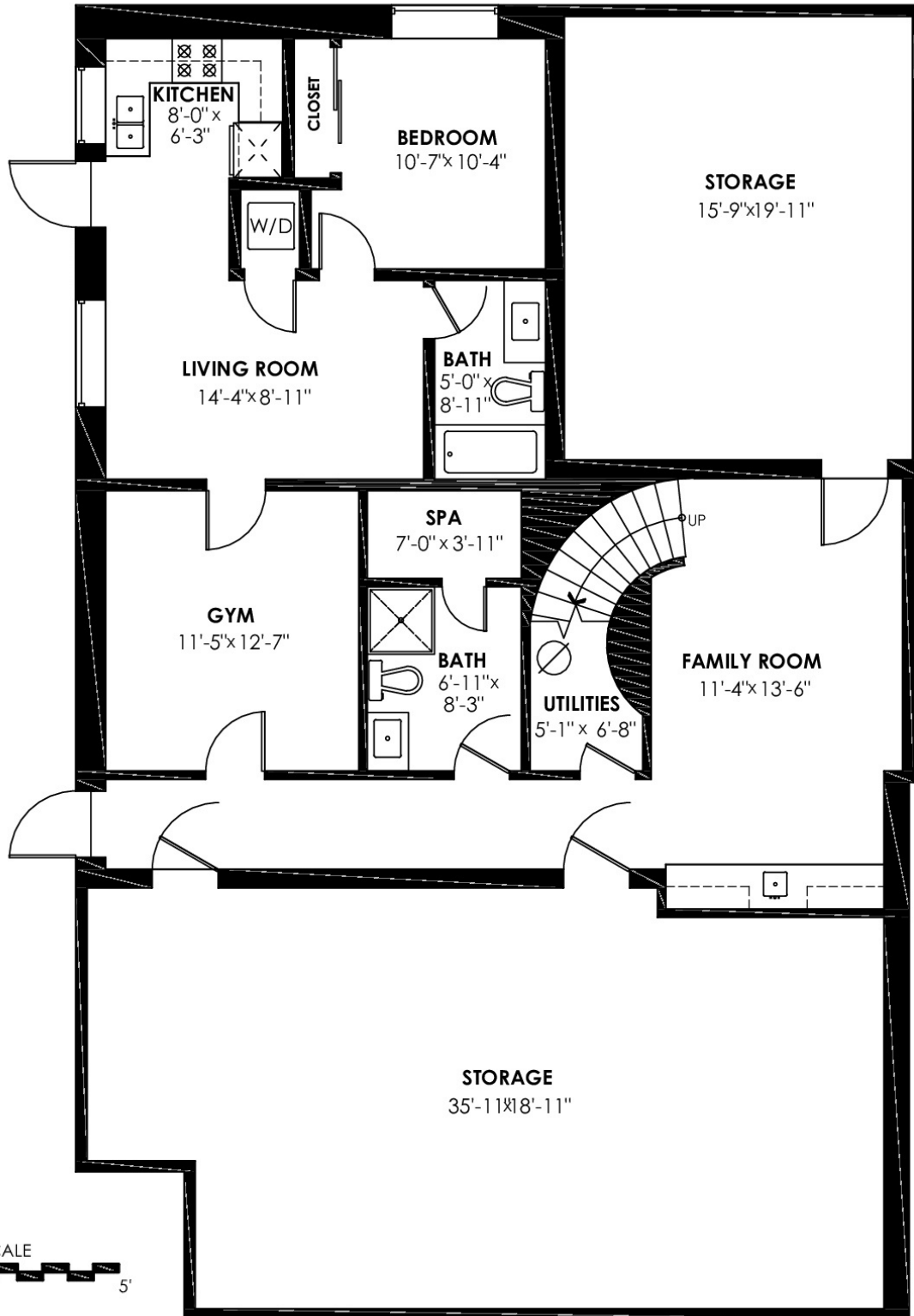
Balcony: 66 sq.ft.



Lower Level

Lower Floor: 1,226 sq. ft. With storage crawl spaces

Lower Floor: 2,206 sq.ft. Expanded Living Spaces





JK

JOHN KEMP
MARKETING THE FINEST HOMES

As you leafed through this brochure, absorbing the spirit of 7428 Curtis St, you have glimpsed the profound synthesis of style, elegance, and remarkable craftsmanship. This residence surpasses mere homeownership; it's a harmonious blend of design and materials that elevates your living experience.

Visualize the captivating vistas, the peaceful sanctuaries, and the vast potential of the dual crawl spaces. Imagine retreating into the master suite, your personal refuge resplendent with light and unparalleled views. The adjoining ensuite, reminiscent of a high-end spa, stands ready for your indulgence.

From the majestic rooftop to the robust foundation, every aspect of this residence has been meticulously curated for those who seek a refined blend of luxury and lifestyle. Here, the energetic pulse of the city converges with the serene whispers of the suburbs, affording you the ultimate living experience.

Every top-of-the-line appliance in this house, untouched and gleaming, yearns for its first interaction with you, eager to facilitate your transition from homeowner to inhabitant.

You've glimpsed the allure of La Casa Dei Tramonti. Now, it's time to elevate your journey. Let's transition from contemplation to realization.

Seize this moment. Reach out to your agent and commence the thrilling expedition to own this exceptional home. It's time to cross the threshold, claim this house, and transform it into your lifestyle sanctuary.

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