

Suite 1201 – 717 Jervis | Emerald West

Renovation Features:

- Fully renovated with city permits in Spring 2016
- Smoothed ceilings throughout
- Optimally redesigned layout creating an open concept kitchen and media room
- New electrical panel relocated
- LED lighting throughout the suite with discrete lighting in bathrooms, kitchen and media room as well as pathway lighting on gallery wall
- Russian White Oak Herringbone Flooring throughout with UV fade resistant coating
- Kohler Purist polished chrome plumbing fixtures in both bathrooms including hand-held wands in both showers
- Solid core shaker style doors throughout with Emtek polished chrome door hardware
- Custom closets throughout with high gloss white doors, light oak interiors, and integrated shoe storage
- Custom designed cabinetry in the media room with 55” TV and Bose 5.0 Surround Sound system included
- Bosch 800 Series appliance package, induction 5 burner cook top, commercial style hood fan, microwave/speed oven, convection oven, warming drawer, integrated dishwasher, built in refrigerator, and Blanco faucet
- High gloss white kitchen cabinetry with stainless steel lower cabinets, 9 pot drawers, pantry storage with drawers, and an over sized island with custom marble breakfast bar
- Bianco Carrera Marble countertops in kitchen and master bathroom
- Seamless glass shower enclosures in both bathrooms
- Heated flooring in both bathrooms including shower floors
- Full size, side by side Samsung Washer / Dryer, built in with folding counter and storage above
- Electric fireplace with Bianco Carrera Marble surround
- Jonathan Adler chandelier
- Custom designed upholstered feature wall in the master bedroom

Suite Features:

- Wall to wall, floor to ceiling windows throughout
- Views of Burrard Inlet, Coal Harbour Marina, and the North shore Mountains with peek a boo views of English Bay
- Bedrooms on opposite ends of suite for complete privacy
- Large rooms to accommodate house sized furniture
- Full sized laundry room with generous storage and folding counter
- Chefs kitchen with an abundance of storage
- Large finished West facing patio to enjoy the sunsets

- Private office off the master suite
- Large media room open to the kitchen and gallery space
- 3 full sized parking stalls
- Large storage locker

Building Features:

- Only 3 suites per floor with 3 elevators so no waiting
- 24 hr Concierge/Security
- Refuse chute on each floor for convenience
- Porte Cochere covered entryway surrounded by manicured gardens
- Grand scale foyer with over height ceilings overlooking pool/spa and courtyard beyond
- Easy access to visitor parking
- Newly appointed gym
- Common spaces recently renovated throughout including motion activated LED lighting in hallways, and building plumbing throughout with Stainless Steel piping to last
- Back up boiler system
- Strata owned rental suite generating revenue/profit

Neighborhood Features:

- Vancouver's Rodeo Drive featuring haute couture shopping and fine dining along Alberni St.
- Only a short stroll to Stanley Park, Coal Harbour, English Bay, beaches, theatres, and countless restaurants

JOSH**M**MULHERIN

778.772.9254 | Josh@JoshMulherin.com | www.JoshMulherin.com