
4613 - 54th Street, Ladner, BC

Features at a Glance

About the Property.....

Contemporary styling with luxury amenities throughout.
Traditional split-level luxury home in Delta Manor.
Spacious and open concept floor plan design with separated, multi-functional living spaces.
Large double front attached garage.
Substantially (95%) renovated in 2014 - as a result, this property is effectively 5 years old.
Hardi-plank siding - attractive, long lasting & durable.
Home access via front covered external walkway.
Extra large deck off the dining room with western exposure, perfect for entertaining or daily enjoyment .
Double french balcony and patio doors with in-glass, easy clean shutter system.
Natural gas lines to the furnace and stove.
Hot water on demand system.
Home security system.
Built-in vacuum system.
Smart panel technology wiring.
Professionally landscaped with auto in-ground sprinkler system.

Interior Features:

Large 3-piece window providing ample daylight in the living room.
Smooth finish ceilings with recessed pot lighting throughout , and contemporary interior doors and window trim provide a sophisticated, modern appeal.
Solid oak hardwood flooring in all living areas are luxurious and easy care.
Master bedroom includes a well appointed ensuite and spacious closet.
Two additional full secondary bedrooms upstairs plus large den that can function as office or fourth bedroom on the lower level off the family room.

Gourmet Kitchen:

Spacious chef's kitchen with generous island counter seating – a warm and natural gathering place for entertaining or daily living .
Contemporary style cabinetry with soft close drawers.
Built-in pantry.
Polished caesar stone island & kitchen countertops.
Contemporary undermount stainless steel sink in Island.
Stone backsplash.
Recessed under-cabinet lighting.

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Premium stainless steel kitchen appliances including:
Bosch Gas range with stainless steel over the range hood fan.
Wide counter depth French door Elite refrigerator with ice maker, twin cooling and separate freezer drawer.
Builtin Dishwasher.
Microwave.
Garburator.

Laundry and Mud Room:

Easy clean floor tile in laundry room.
High efficiency front-loading washer and dryer (side-by-side).
Well thought out location provides easy access to foyer and garage.

Luxurious Bathrooms:

Contemporary style vanities.
Polished stone countertops.
Undermount sink basins.
Vanity mirrors in bathrooms.
Double sinks in main bathroom.
Rectangular soaker tub and shower head in main bathroom
Tiled walk-in shower in master ensuite.

Extra Amenities:

External storage shed on concrete slab.
Storage spaces above and below the main level and in garage attic.
Large RV or boat parking area beside the garage.
Easy access to the back yard.

Sustainability:

Energy-efficient appliances.
Energy-efficient Carrier heating and cooling system.
Double-glazed energy-efficient windows.
Easy Access to public transit and neighbourhood amenities - 15 minute walk to Downtown Ladner, 4 blocks to school, 2 blocks to transit.

About The Split-level Home Style

Unlike the single level ranch bungalow, split-level homes feature a more innovative design where the floor levels are staggered, creating two levels of living space in part of the home. Typically, the front entry opens into the main level, which is halfway between the upper and lower floors. The main level often features common living areas, including a living room, dining room, kitchen, and deck off the back.

There are two half staircases, one running upward to the bedroom level and one going downward to a basement level, which is usually finished off as a family room. The basement level often features a laundry room, a garage, and is level with the driveway.

Common Characteristics & Features Of The Split-level

A half staircase providing access to multiple levels in a split-level home.

A low pitched roof

Deep-set eaves

Horizontal, rectangular, or L-shaped orientation

Asymmetrical façade

Double hung windows and a large picture window

Integrated garage

Either side-split or back-split

Multiple attics with space for storage

Lower level off kitchen, great location for family room

Crawl space under part of the home

Large living areas, formal dining room

Natural materials, including hardwood floors, wood and brick exterior

Minimal decoration, such as shutters

More About Split-level Houses

The split-level home typically ranges from 1500 – 1800 square feet, which lends itself to being a more affordable option for first time home buyers or small families looking to move to the suburbs. It's not ideal for people looking to avoid stairs, because of the multiple levels. One of the pros is a little more privacy versus a typical ranch bungalow.

Renovating & Updating

Renovations to a split-level can include bumping off the back of the house, where the deck is situated, for a larger kitchen and dining room area. New windows, siding, and even a front porch can easily update the appearance of a split-level home to give it a more contemporary look.

From Wikipedia & Better Homes & Gardens

Definition of Split Level Homes

A split-level home (also called a tri-level home) is a style of house in which the floor levels are staggered. There are typically two short sets of stairs, one running upward to a bedroom level, and one going downwards toward a lower level or basement.

What are the advantages of a split-level home?

SPACE. The first and most obvious benefit of split level house plans is the amount of space they contain. Known as good homes for children, split levels almost have as much square footage on the bottom floor as they do on the top floor.

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