

# 2303 Christopherson Road

## Lot:

- 18,570 sq. ft. lot
- 109.81 ft. frontage x 170.50 ft. depth
- Professionally landscaped front and rear

## Exterior:

- Cedar roof
- Stucco exterior
- Tile decks with electric heaters and gas hook-up
- Indoor salt water pool, hot tub and sauna
- Irrigation system
- Triple garage

## Interior Features:

### 2014:

- Main Kitchen: 5 burner gas cook top

### 2011:

- Main Kitchen: faucet, stainless steel appliances includes; Viking fridge, Dacor double wall ovens, warming drawer, Panasonic microwave
- Installed Wok Kitchen: quartz counter tops, soft close drawers, recessed sink, stainless steel appliances include; Viking fridge, Viking 6 burner gas stove and convection oven, Kitchen Aid dishwasher
- Upper level 5-Piece Ensuite: white cabinets, double sinks, quartz counter top, oversized seamless shower, soaker tub, travertine tile, his and her walk-in closets
- Home theater system, JVC projector screen, Danon DVD/HD Player, RBH sound system, 8 leather chairs
- Laundry Room: Whirlpool duet front loading washer and dryer, large sink, built-in coat closet, travertine tile
- Built-in vacuum system

## Interior Features:

- Marble, hardwood and tile floors
- Moldings, baseboards, roller blinds
- Living Room: gas fireplace
- Family Room: two-sided gas fireplace, wet bar
- Cool controlled wine room
- 1 bdrm suite potential; full kitchen, laundry, separate entrance
- Built-in security system
- Mechanic Room: 7 zone hot water heating system, hot water tank, air exchanger

**Final Occupancy:** April 11, 1988

**Final Occupancy on Renovations:** October 7, 2011

**Building Permit:** May 25, 2011. renovation to change part of garage to laundry room and change upper level games room to bathroom.

**Indoor Pool Permit:** February 6, 1987. Indoor pool

**Form Survey:** April 8, 1987

**Gross Taxes 2015:** \$19,961.80

**Note:** Renovation completed by Randall Homes LTD. Receipts available upon request.

**Main Floor:** 3,860 sq. ft.

**Upper Floor:** 2,851 sq. ft.

**Lower Floor:** 3,360 sq. ft.

**Totals Floor Area:** 10,071 sq. ft.

## Neighborhood Schools:

Ocean Cliff Elementary: 12550 20 Avenue

Elgin Park Secondary: 13484 24 Avenue

**Disclaimer:** Although information, marketing materials and measurements are deemed to be correct are not guaranteed and are to be verified by buyer, prior to subject removal, if important. Lot size taken from city tax roll. Lot dimensions taken from city cosmos map. House size taken from FAB Floor Plans. Buyer to verify, if important prior removing conditions.



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GET IN TOUCH 604 889 5004

EMAIL [info@WalkerRealEstate.ca](mailto:info@WalkerRealEstate.ca)