

FEATURE LIST

3188 167TH STREET, SOUTH SURREY

- An April Creek Estates Home with 5 bedrooms & 5 Bathrooms
- Over 4,700 sq ft / built on a 10,000 sq ft Lot that backs onto a greenbelt.
- Spacious double garage
- Brand name high end integrated appliances and plumbing fixtures throughout (Jenn-Air, Kohler, Blanco) including a built-in coffee/espresso machine, steam oven
- Extra Kitchen - The Spice Kitchen has a gas range and built-in fridge
- Brand name high end windows and doors (Morrison), custom factory painted frames on both the outside and inside, and including two sets of French door units side by side in the great room leading out onto the deck overlooking the large backyard, greenbelt and mountains
- Control 4 home automation system with security cameras and built-in speakers
- Master bedroom overlooks the large backyard, green belt and mountains and features a Spa-like master ensuite, water closet, freestanding tub, and large custom walk-in closet with mirrored glass wardrobe doors and open shelving for display
- Spacious living/rec room with wet bar, custom floor to ceiling glass wall wine cellar, and doors leading out to sunken patio/partial walk-out in the backyard
- Large theatre room outfitted with 120" fixed screen, projector and surround sound system with built-in ceiling and wall speakers
- Spacious main floor office with large windows
- One-bedroom authorized separate entry basement suite
- Radiant in-floor heating system on all three levels including in the legal suite, as well as air conditioning
- Built-in irrigation system

BUILT GREEN!!!

This stunning contemporary April Creek Estates home is built green from start to finish! Reducing our environmental impact is of utmost importance to us. All of our houses have strived to meet the highest standards for energy efficiency, and utilize sustainable building materials with as minimal waste as possible, this one being no exception!

We use higher than standard code for insulation in terms of R values and noise control, procure top of the line Energy Star heating and cooling equipment, employ additional air-sealing by using spray foam and other materials to reduce drafts and cold spots, install high performing Energy Star windows and doors well above standard, use high end filters to improve air quality, install all Energy Star appliances, use all LED bulbs inside and out, and achieve EnerGuide ratings of 90+ across the board. This home was built in accordance with the EnerGuide Step Code and resulted in an "Advanced House" EnerGuide rating of 91-100.