

THE TWO DOROTHIES

Exceptional Townhouse Living in Kerrisdale

Overview

- **Type:** Townhomes
- **Style:** 1/2 Duplex
- **Parking:** 1 car
- **Year Built:** 2015
- **Living Area:** 1444 to 2,462 sq.ft.
- **Bedrooms:** 2 bedrooms + study/den to 3 bedrooms
- **Bathrooms:** 2 full & 1 half
- **School District:** Kerrisdale Elementary, Point Grey High School

Kerrisdale

The Two Dorothies 2816-2822 W 41st Avenue, Vancouver, BC, V6N, Canada

Description

The Two Dorothies. A Limited Collection of 8 Luxury Townhomes located in the heart of Kerrisdale's shopping district and desirable school catchments. 4 of the Townhomes are heritage revitalized Tudor Style 1/2 duplexes encompassing the character of yesterday with the modern design of today . Behind the Two Dorothies are 4 Architectural contemporary 1/2 duplex style townhomes with sophisticated interiors and high end finishings. These homes are currently under construction and will be ready to move in soon. Ranging in size from 1450 to 2460 square feet, is a mix of 2 bedroom and den and 3 bedroom homes. This is the ideal choice for young families or downsizers who want to remain in this affluent Westside neighbourhood without compromise. A rare opportunity to be part of Vancouver's rich history. Call Patrick at 604-803-9335 for information about previewing today.

Features

- 2-5-10 New Home Warranty
- Built by award winning Trasolini Chetner
- Rainscreened State of the Art Construction with Quality and Attention to Detail
- Designed by Ankenman Marchand Architects

Amenities

- 5 minute walk to trendy Kerrisdale shopping, restaurants and boutiques
- 1 Private and lots of public street parking
- Great school district – Kerrisdale Annex, Kerrisdale Elementary, and
- Point Grey High School catchments
- Close to Crofton House, St. Georges and York House Private Schools
- Direct easy access to U.B.C
- Safe family friendly neighborhood.
- Elm Park 1 block away
- Close to prestigious private Clubs including Arbutus Club, Point Grey Golf Club, Marine Drive Golf Club, and Shaughnessy Country Club

Finishing details

Overall

- Light & Dark matte finished oak floors
- 80% wool carpets
- Gas fireplaces
- 8-9 Foot Ceilings
- Secured single car garage
- Flat finished ceilings
- Pot lights & Fixtures throughout
- LG Washer / Dryer for Two Dorothies and GE for remaining 6 units.
- Exterior Gas Outlets
- Centralized Pre-wiring for media
- Radiant Hot Water In-Floor Heating Throughout
- Additional Insulation between Two Dorothies for sound proofing]
- Flat front european style cabinets in Contemporary Infill Townhomes-
- Shaker style cabinets in Two Dorothies
- Caesarstone Counters througout kitchens and bathrooms
- Franke Stainless Steel Sink
- Bosch Kitchen Appliances
- Chimney Style Hoodfan
- Built in fridge & dishwasher with panel

Bathrooms

- Main floor bathroom has hardwood all other bathrooms will be hand tiled.
- Carrera style Marble Tile backsplash
- Soaker tubs in Dorothies – other 6 units are Hytec
- Walk in Showers will Rainshower with tiled finish
- Pot Lighting and Fixtures in all bathrooms

The Story

The Two Dorothies were 1930s-era houses on the City of Vancouver's 'B' heritage list, but were saved from demolition after a creative plan to move and restore these two homes was put forth to the city of Vancouver's planning department. The two Tudor-style houses were both named 'Dorothy' after the wives of their first owners, who lived in the homes on adjacent side-by-side properties beginning in the 1930's. It's truly a pleasure to see creative applications being used to preserve Vancouver's rich history. The Two Dorothies are now the focus and part of a unique 8 unit townhome development with 2 homes in each Dorothy, and 4 half duplex style contemporary homes set in behind on this large Kerrisdale lot.



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