



Perfectly positioned on a large 0.6 acre lot offering lake and city views in the Upper Mission.

Quiet, established street with a private yard surrounded by mature trees and scenic views. Peaceful tranquility at its best!

The home offers timeless finishing, neutral palette and large view windows. The kitchen features 2 islands, granite counters and quality appliances.

Lower walk out level has 2 additional bedrooms, a bar area, rec room and ample storage.

Triple car garage, flat driveway with extra parking.

Proudly Presenting

4804 Carmel Crescent



JANE HOFFMAN
GROUP



Features at a Glance

Lot size: 0.61 acre, 78 ft. x 341 ft.
 Age: Built in 2005
 Finished Area: 3160 sq. ft.
 Main Level: 1998 sq. ft.
 Below Main: 1162 sq. ft.
 Garage: Attached Triple
 Bedrooms: 3
 Bathrooms: 3, 2 full and 1 two-piece bathrooms
 Exterior: Stone, Stucco
 Roof: Asphalt/Fiberglass Shingles
 Heating: Natural Gas Forced Air, in floor electric
 Cooling: Central air conditioning
 Fireplaces: 2 gas fireplaces
 Water: Municipal
 Sewer: Connected

Inclusions: Maytag washer and dryer, Dacor 4 burner gas stove, LG refrigerator, Bosch dishwasher, Panasonic microwave

Room Sizes – Main Level

Entry: 14.6 x 9
 Living Room: 17 x 19
 Dining Room: 11.6 x 15
 Kitchen: 10 x 15
 Pantry: 5 x 10
 Den/Office: 11 x 11
 Master Bedroom: 15 x 15
 Full Ensuite Bathroom: 12 x 13
 Laundry Room: 8 x 10
 Two-piece bathroom: 4 x 7

Room Sizes – Lower Level

Recreation Room: 18 x 20
 Bar area: 8 x 8
 Bedroom: 12 x 15
 Bedroom: 12 x 15
 Full Bathroom: 6 x 10
 Storage: 17 x 18

Other Measurements

Patio: 14 x 24.6
 Garage: 20 x 24
 Third bay garage: 12 x 26

PLEASE NOTE: Although the information herein is believed to be from reliable sources, prospective buyers should satisfy themselves as to its accuracy. All measurements are approximate.







Detailed Information

Exceptional Features

- Lovely family home with amazing city, lake and valley views.
- Situated in Prestigious Upper Mission location
- Fully fenced rear yard with thoughtful plantings to ensure no interruption to the view
- This rear yard is large enough to house a pool if needed
- Oak flooring with satin finish
- Covered balcony is positioned on the view side, aggregate floor, gas bbq hook up, glass railing, hook up for heater and roll down blinds for shade
- Garage is 38.5x 22.9 offers door to side yard, easy care poly floor
- 11 zone irrigation, all raised beds are on a drip system
- Lower covered patio features the homes 2nd gas bbq hook up if desired
- Upper level is wired for sound, lower level is hooked up to sound
- Water softener system for entire home
- Large storage under stairs

Entry

- Boxwood hedge, trees and raised rock gardens line the aggregate driveway
- Triple garage with access to mud room
- Oak front door with beveled glass side panels bring natural light to the foyer
- Mirrored glass closets
- Lovely view is evident upon entering the home

Great Room

- Open concept combination of kitchen, dining and great room
- 3 large picture windows in the great room showcase the view
- Ambiance is created by the gas fireplace that is finished in natural slate
- Flanking the fireplace are inset cabinets that provide media storage

Kitchen

- Abundance of Alder wood cabinetry accented with stainless pulls complementing the stainless appliance package
- Granite counters extend to the 4 person raised breakfast bar
- The kitchen offers two sinks, 1 being located in the island for prep

- Under counter lighting highlights the granite backsplash
- Full wall pantry offers ample storage
- Custom built in desk finished in the same styling as the kitchen

Dining

- Dining is surrounded in 4 windows with French door to covered patio
- Easy transition to the outdoors to enjoy dining al fresco

Laundry

- Upper and lower cabinetry, wash sink, washer and dryer
- Closets for extra storage

Office

- Situated off the main foyer perfect for home based business
- View the front yard and quiet street thru 4 vertical windows

Master Bedroom

- Bright main floor master bedroom provides outstanding lake and city light views
- French door access to the lake view balcony
- Attached master ensuite features heated floors, granite counter, soaker tub, glass shower finished with polished tile
- Walk in closet complete with built in organizers

Baths

- 2 piece guest bath on main
- 4 piece Master ensuite bathroom
- 4 piece lower level bathroom features tub/shower combination
- 2-3 piece roughed in lower level bathroom

Bedrooms

- Main floor master bedroom
- 2nd lower level bedroom with walk in closet, roughed in for 2-3 piece bathroom
- 3rd lower level bedroom with walk in closet and organizers

Lower Level

Family Room

- Open concept family room features a 4 person raised wet bar

- In the bar full cabinetry, sink, beverage refrigerator and unique mirrored backsplash with shelves
- The homes second gas fireplace features a custom media cabinet that holds a 55 inch TV
- The fireplace wall also has custom built cabinets for media components
- Sliding glass doors lead to the level rear yard and patio
- Workshop area or studio with exterior door





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