

Feature List

6040 LARCH ST.

ELEVATED DUPLEX LIVING IN KERRISDALE

INTERIORS THAT FEEL INTENTIONAL

- Interior design by SHIFT Interiors
- Architectural design by Architrix
- Wide-plank engineered white oak flooring
- Breccia Oniciata marble gas fireplace
- Architectural waterfall staircase
- Custom flat-panel millwork with minimalist design
- Curated lighting by Artemide and Audo Copenhagen
- Layered LED lighting with warm ambient glow

SPA-INSPIRED BATHROOMS

- Curbless walk-in showers with frameless glass
- Modern porcelain tile throughout
- Quartz countertops with refined detailing
- Custom mirrors with ambient LED lighting
- Heated floors with Nuheat system
- Floating vanity and freestanding tub (select ensuite)
- Soaker tubs in shared bathrooms

SEAMLESS INDOOR-OUTDOOR LIVING

- European-style patio doors
- Custom picket and cedar slatted fencing
- Level, step-free yard
- Pollinator-friendly landscaping
- Stepping-stone garden pathway
- Gas BBQ connection

A KITCHEN DESIGNED TO PERFORM

- Wolf gas range and convection microwave
- Miele dishwasher and Faber hood fan
- Fulgor Milano dual built-in refrigerators
- Waterfall island with quartz surfaces
- Custom cabinetry with integrated panel design
- Soft-close drawers and cabinetry
- Integrated wine and beverage centre
- Seamless finish, full-height quartz backsplash

COMFORT, TECHNOLOGY & LIVING

- Air conditioning with smart thermostat
- Lift-access crawl space storage
- Custom closets with drawers Motion-sensor LED lighting
- Single-car garage + balcony storage
- Google doorbell and security system
- Camera rough-in wiring
- High-Velocity, quiet HVAC and Heat Recovery Ventilation (HRV) systems.

A LOCATION THAT CONNECTS IT ALL

- Located in the heart of Kerrisdale
- Steps to West 41st shops and cafés
- Close to parks and community amenities
- Easy access to UBC, Downtown, and Richmond
- Surrounded by well-regarded schools
- Quiet residential setting with urban convenience

