



213 MICHIGAN STREET

# Urban West Coast Luxury

## 2008 SILVER CARE AWARD WINNER



3 Bed, 3.5 Bath | 2160 Sq Ft on 3 Levels | 8' Walk-Out Office | 2 Decks + 2 Balconies + Rooftop Terrace

Designer style radiates throughout this beautiful award winning property. A west coast urban home with 3 beds, 3.5 baths, a lower level with custom walk-out office and a fabulous roof top terrace. Features over-height ceilings, beautiful handscraped hardwood floors, living room with built-ins + fireplace. Gourmet kitchen with island, quartz counters & Jenn-Air stainless appliances.

Dining area opens to sunny back deck for BBQ and happy hour, overlooking a beautiful all-white flowering fenced yard. Upper floor boasts a master with custom closet, double doors to a balcony and an ensuite with walk-in shower. 2 more bedrooms share a 4 pce bath with air jet soaker tub, one with double doors to a huge sun drenched morning deck. Blocks from Fisherman's Wharf, Ogden Point, downtown & Beacon Hill Park. Watch fireworks from your own rooftop!





## \$100K BUILDER UP-GRADES

- > glass panel decks, balconies + rooftop
- > custom office
- > handscraped oak hardwood floors
- > light fixtures
- > wallpaper feature walls
- > caesarstone countertops
- > vessel sinks
- > frameless glass ensuite walk-in shower
- > custom built master closets
- > pocket doors with translucent glass
- > thick shag carpet in bedrooms
- > designer tile throughout
- > kitchen cupboard glass doors
- > extensive landscaping
- > sprinkler system
- > built-in shelving/fireplace
- > custom window coverings
- > fence & iron gate



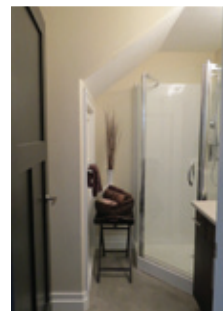




## FEATURES

- > 9 ft ceilings on main
- > handscraped hardwood floors
- > Jenn Air Stainless Steel Appliances
- > Infloor radiant floor heat in 2 baths
- > Frameless Walk-in Ensuite Shower
- > Airjet soaker tub in 2nd bath
- > Central Vac
- > Single Car Garage
- > 500 sq ft custom built office with sliding door to resource room, could be converted to additional accomodation.
- > Built in speaker system through-out including rear deck + rooftop. Built in electronics in entry closet with HDMI cable on main and office. Communications panel supports wifi, apple TV etc.
- > Fabulous rooftop terrace, surrounded by glass and river rock. Access via hydraulic lift skylight.
- > Blocks from Fisherman's Wharf, Ogden Point, downtown and Beacon Hill Park.

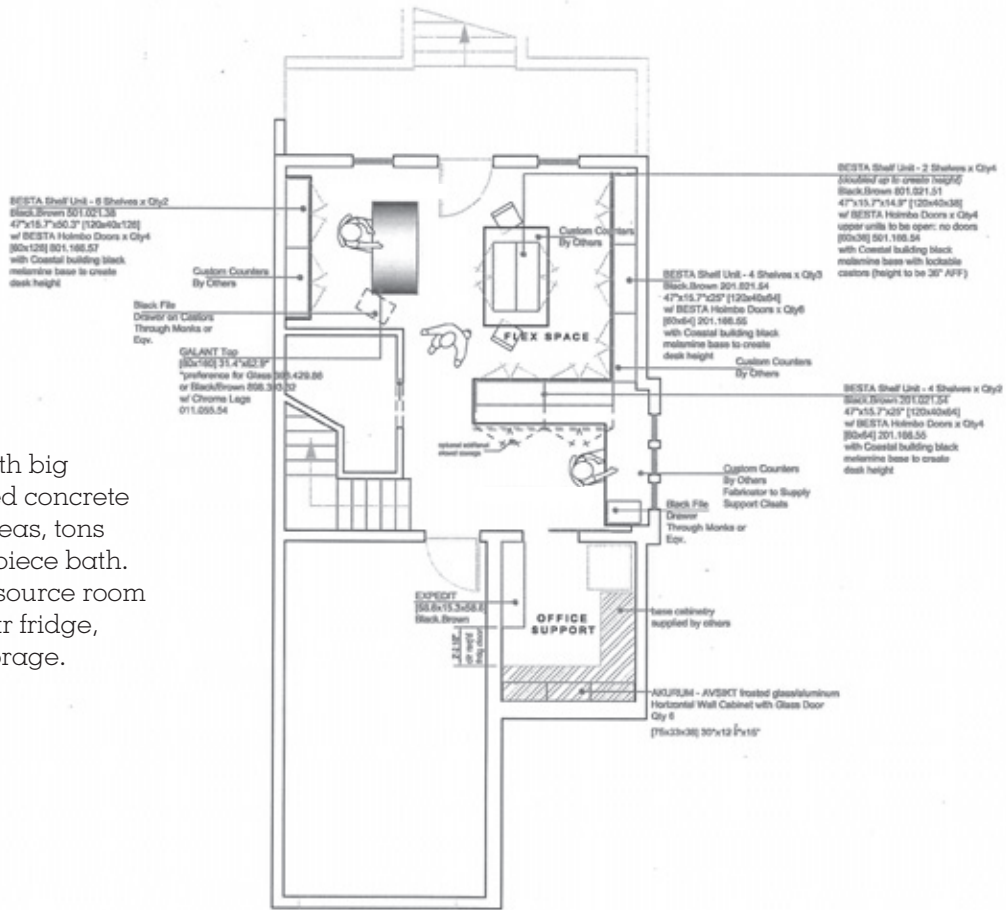
## ADDITIONAL PHOTOS

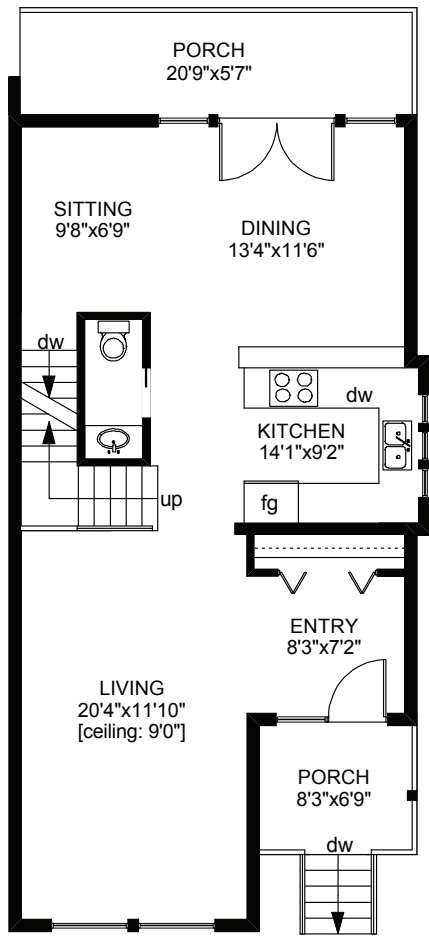




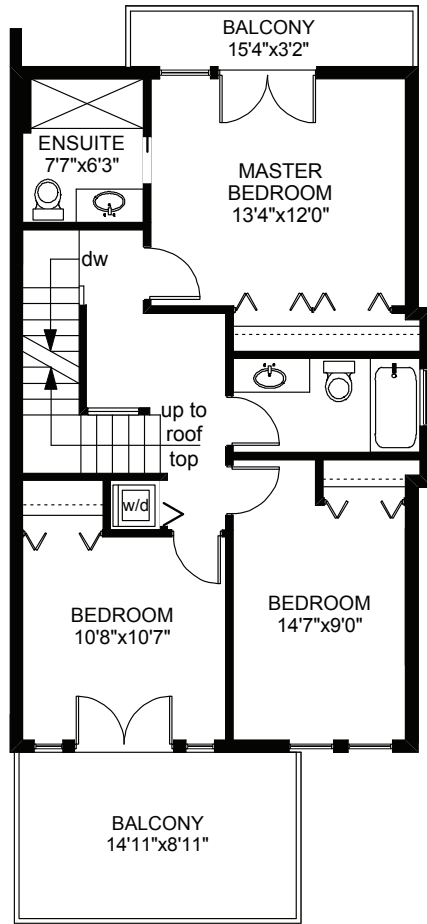


8' Walk-Out Office with big windows and polished concrete floors. 2 work desk areas, tons of cabinet storage, 3 piece bath. Sliding loft door to resource room with laundry, sink, bar fridge, counterspace and storage.

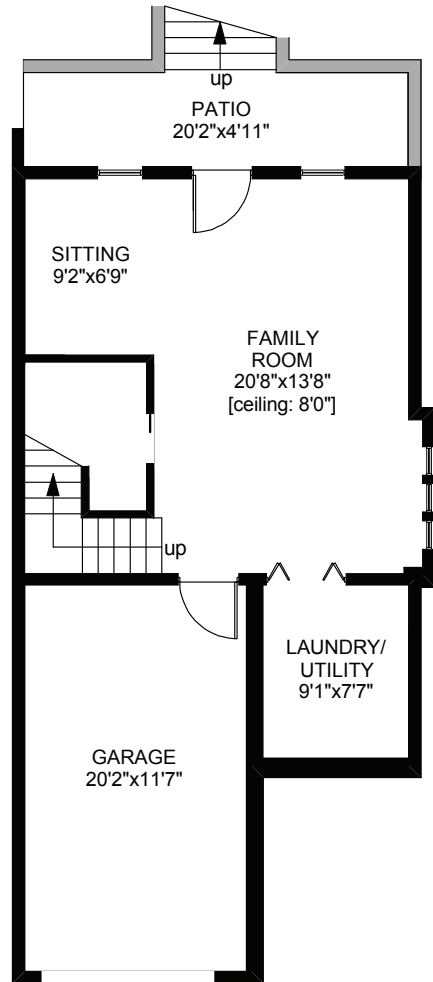




**MAIN FLOOR**  
792 SQ.FT



**UPPER FLOOR**  
738 SQ.FT



**LOWER FLOOR**  
531 SQ.FT

	FINISHED SQ. FT.	UNFINISHED SQ. FT.	TOTAL SQ. FT.
MAIN	792	0	792
UPPER	738	0	738
LOWER	531	0	531
<b>TOTAL</b>	<b>2061</b>	<b>0</b>	<b>2061</b>
GARAGE	0	260	260
BALCONY'S	0	184	184
PORCHS	0	172	172
PATIO	0	99	99

