

# JAN

# ALEXANDER

shows you

**3875 WEST 27TH AVENUE**

in  
pictures



West Coast Realty

Jan@JanAlexander.ca • 604-688-6285





A bushtit nest is visible from the bay window, hidden amongst rosebush leaves.



An expansive bay window defines this beautiful home inside and out.







A hummingbird flickers while feeding at the spring flowers outside the octagonal window.



Rounded doorways reflect living room detail.



Room enough for an upright or baby grand piano.





The garden blooms with cultivated roses and native plants among ferns and wild flowers against a cobblestone wall.









Catch a breeze through the living room's open west-facing window.



Step from the porch through French doors and into the dining room shown on next page.







From the dining room step out to the front porch and look over to the evergreens of St. George's Junior School.



The separate dining room is sunlit during the day and the charm of firelight in the evening is hinted at in the living room.







To the left of frame are shelves above the counter's work surface which doubles as an eating area. Alternatively, a separate table and chairs could fit in this space.



A northwest-corner window provides light for washing up at the corner sink. Herbs grown on the sill are mere steps to prep areas. Access to back-porch steps, garden and clothesline is through a second door (not shown) to the left of washing machine.







This room, adjacent to the kitchen, also provides access from the porch to the garden.





One of the five skylights installed on the upper floor cascades light down the central staircase.



A landing at the top of the stairs becomes a light-filled nook.





Skylights illuminate bedroom to left and den or playroom overlooking the back garden.

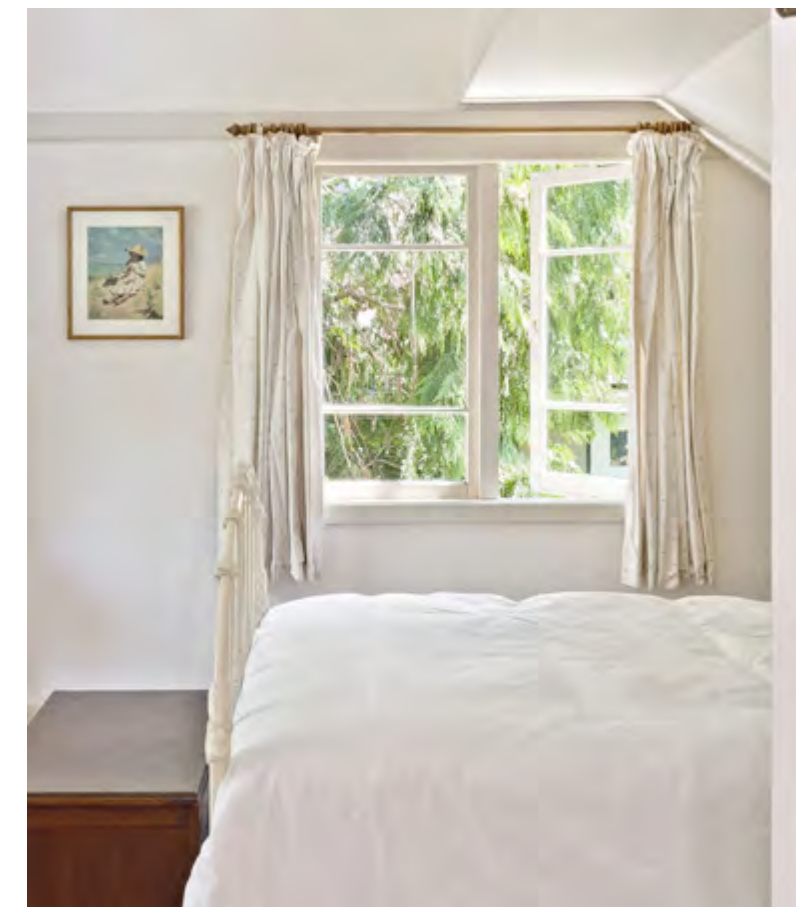


The upper-floor hall runs west to east gathering light throughout the day via south-facing transoms.





This north-facing bay window has a bird's-eye view of the 66'-wide garden. The trees of Chaldecott Park are in the distance and beyond that King Edward Boulevard and Camosun Bog.



Vaulted ceilings heighten the master bedroom and there's more light still from the south-facing transoms that are high above the queen-size bed.





The upstairs bathroom is adjacent to the master bedroom and across the hall from the long room.



The long room with skylight may serve as a south-facing bedroom, den or a commodious dressing room for the master bedroom.





A custom bed with closet beneath affords a marvelous west-facing outlook.

This view looks toward Chaldecott Park, Queen Elizabeth Annex, Pacific Spirit Park and UBC.







Across from the bedroom or playroom on the main floor is a full bathroom.



The playroom or main-floor bedroom is at the southeast corner and has a generous closet. As well, there are two doors, one of which may be used to access a landing and stairwell with windows that lead to the three-bedroom basement suite.





The lower floor boasts a tastefully appointed three-bedroom suite with private access and laundry.





