



WELCOME TO 3767 WARING PLACE

An exceptional opportunity to create a refined, custom residence offering generous proportions, elevated finishes, and timeless West Coast appeal. Designed for discerning buyers who value quality, comfort, and future potential.

RESIDENCE OVERVIEW

- Approx. 3,233 sq. ft. of finished living space
- 441 sq. ft. attached garage
- 1,313 sq. ft. unfinished basement – ideal for future customization

ESTIMATED HOUSE CONSTRUCTION COST

- Approx. \$550–\$575 per sq. ft. (NIC GST)

CURATED FINISH ALLOWANCES

- Flooring & Tile: \$63,000
- Custom Cabinetry & Millwork: \$114,000
- Solid Surface Countertops: \$20,000
- Plumbing Fixtures: \$28,000

DESIGN & PERFORMANCE FEATURES

- Longboard (or similar) wood grain siding & Hardi Siding
- Torch-on roofing
- Vinyl windows, soffits, and aluminum gutters
- Asphalt driveway and exposed aggregate concrete patio
- Heat pump with electric back up air exchanger
- Natural gas fireplace

*Cost estimate dated March 10, 2026. Estimate excludes applicable taxes and is valid for 60 days. Final pricing subject to completed drawings and specifications. This document is for informational purposes only and does not constitute an offer to sell or purchase. *