



Presented by:  
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Vancouver West, Dunbar Residential Detached  
**4066 W 27TH AV, V6S 1R7** **MLS# V976787** **Sold**



List Price: \$4,380,000    Sold Price: \$3,860,000    Days on Market: 2  
 Sold Date: 13-Oct-12

Complex/Subdiv:

Frontage: 51.50 ft	Bedrooms: 7	PID: 010-033-939
Depth/Size: 130	Bathrooms: 7	Type: House/Single Family
Lot Area SqFt: 6689.00	Full Baths: 7	Approx Yr Blt: 2010
Rear Yard Exp: S	Half Baths: 0	Age at List Date: 2
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$15,959 (2012)
Flood Plain:	Zoning: RS5	

View:  
 Serv. Connected: Community

Style of Home: 2 Storey w/Bsmt.	Total Parking:	Covered Parking: 3
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities:	Garage: Triple
Exterior: Mixed, Stucco		
Rainscreen:	R/I Plumbing:	Dist to School Bus: 1
Type of Roof: Asphalt	Possession:	
Renovations:	Reno Year:	Title to Land: Freehold NonStrata
Flooring: Hardwood, Wall/Wall/Mixed		Seller's Interest: Registered Owner
Water Supply: City/Municipal		Mortgage Info: \$0
Heat/Fuel: Radiant, Natural Gas		
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Patio(s), Patio(s) & Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL VAP8551 LT 5 BLK 78 DL 2027 LD 36  
 Amenities: Sauna/Steam Room  
 Site Influences: Central Location, Golf Course Nearby, Greenbelt, Private Setting, Recreation Nearby  
 Features Incl: Air Conditioning, Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Heat Recov. Vent., Security System, Wet Bar, Vacuum Blt. In

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14'6" X 13'6"	Above	Bedroom	13'9" X 11'5"			X
Main F.	Kitchen	16'9" X 7'9"	Above	Bedroom	13'10" X 12'11"			X
Main F.	Dining	18'6" X 12'1"	Above	Walk-In Closet	12' X 6'6"			X
Main F.	Family Room	16'9" X 11'6"	Below	Recreation Room	23'9" X 20'6"			X
Main F.	Nook	16'9" X 9'	Below	Media Room	14'9" X 12'8"			X
Main F.	Wok Kitchen	10'11" X 6'	Below	Wine Room	5'2" X 4'8"			X
Main F.	Den	16'9" X 11'6"	Below	Bedroom	12'3" X 10'			X
Main F.	Foyer	11'2" X 9'5"	Below	Bedroom	12'3" X 10'			X
Above	Master Bedroom	18' X 13'9"	Below	Bedroom	10'3" X 10'			X
Above	Bedroom	15'6" X 11'						X

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt: 1,540	Total # Rooms: 19	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 1,462	# Kitchens: 1	2 5 Piece; Ensuite: Y; Level: Above
Finished Floor Down: 0	Finished Levels: 3	3 4 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt: 1,676	Crawl/Bsmt Height:	4 4 Piece; Ensuite: Y; Level: Above
Total Finished Floor SqFt: 4,678	Basement Area: Full	5 4 Piece; Ensuite: Y; Level: Above
		6 4 Piece; Ensuite: N; Level: Bsmt
Unfinished Floor: 0	Suite:	7 4 Piece; Ensuite: N; Level: Bsmt
Grand Total Floor Area: 4,678		8

Listing Broker(s): Sutton Grp-West Coast (w.blvd), Sutton Grp-West Coast (w.blvd)

Best location to send your kids to BEST schools in town! Half block to St George's close to QE Elem, Lord Byng Secondary & UBC. Gorgeous, beautiful custom home, quality built 1 yr old, no HST. Almost 4700 SF located in most desirable Dunbar area next to greenbelt. Excellent flr plan, grand entry opening onto generous principal room w/high ceiling, attn to details & supreme finishing. The elegance gives your the luxurious living, ext use of H/W floor & granite throughout. Generous size 7 bdrms & den. 7 baths. Open large gourmet kit w/high end cabinetry & appls, huge wok kit, home theatre, wet bar, wine cellars, radiant heating system, A/C, HRV, sauna, steam bath, secured fenced yard w/park like garden & southern backyard.



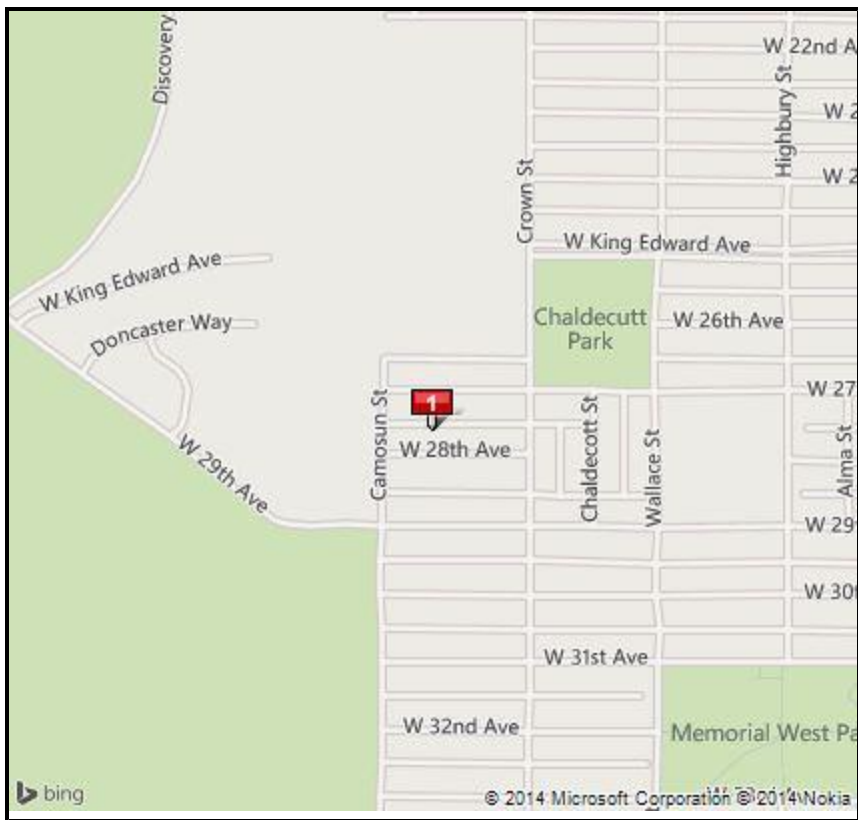
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