



Presented by:
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Vancouver West, University VW Residential Detached
MLS# V1010260 **Sold**
5585 MCMASTER RD, V6T 1J9



List Price: \$6,280,000 Sold Price: \$5,900,000 Days on Market: 60
 Sold Date: 29-Jul-13

Complex/Subdiv:

Frontage: 188.50 ft	Bedrooms: 6	PID: 011-162-449
Depth/Size: 113.50	Bathrooms: 6	Type: House/Single Family
Lot Area SqFt: 19647.00	Full Baths: 6	Approx Yr Blt: 1950
Rear Yard Exp: N	Half Baths: 0	Age at List Date: 63
Meas Type: Feet	If New GST/HST Incl: No	Taxes: \$13,910 (2012)
Flood Plain: Yes	Zoning: SF-A	

View:
 Serv. Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home: 2 Storey w/Bsmt.	Total Parking: 4	Covered Parking: 2
Construction: Brick, Frame - Wood	Parking Access: Side	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double	
Exterior: Mixed		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations: Completely	Reno Year: 2012	Possession:
Flooring: Hardwood, Vinyl/Linoleum		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Hot Water		Mortgage Info: \$0
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Electric		Out Buildings: /Workshop Sz: 6
Outdoor Area: Patio(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL VAP5449 LT 4 BLK 74 DL 140 LD 36 GROUP 1.
 Amenities:
 Site Influences:
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 15'2	Above	Bedroom	16'8 X 15'1			X
Main F.	Kitchen	16'3 X 10'2	Below	Games Room	14'11 X 15'1			X
Main F.	Great Room	21'2 X 17'5	Below	Recreation Room	20'1 X 14'1			X
Main F.	Office	11'11 X 12'6	Below	Media Room	21'3 X 14'2			X
Main F.	Dining	11'5 X 17'4	Below	Wine Room	11' X 9'3			X
Main F.	Eating Area	16'6 X 14'3	Below	Bedroom	26'4 X 14'			X
Main F.	Master Bedroom	21'2 X 14'5						X
Above	Master Bedroom	28' X 21'1						X
Above	Bedroom	15'1 X 13'2						X
Above	Bedroom	24'9 X 18'						X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 2,770	Total # Rooms: 16	1 3 Piece; Ensuite: Y; Level: Above
Finished Floor Up SqFt: 1,868	# Kitchens: 1	2 3 Piece; Ensuite: N; Level: Above
Finished Floor Down: 2,291	Finished Levels: 3	3 3 Piece; Ensuite: N; Level: Above
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4 4 Piece; Ensuite: Y; Level: Main F.
Total Finished Floor SqFt: 6,929	Basement Area: Fully Finished	5 3 Piece; Ensuite: N; Level: Main F.
		6 3 Piece; Ensuite: N; Level: Below
Unfinished Floor: 0	Suite:	7
Grand Total Floor Area: 6,929		8

Listing Broker(s): RE/MAX Crest Realty Westside

A quiet south exposed magnificent family residence in UBC. The house has been entirely renovated in 2012. Exterior, interior and landscape are designed by FX40 building Design Corp. This luxury family home offers a grand master suite and three big bright bedrooms upstairs. The main floor features large family room, living room, dining room, cozy study room, exclusive conservatory music room, a second master suite and chefs kitchen. Downstairs a luxurious games room, wine cellar, home theatre and an oversized bedroom. This big lot boasts beautiful landscape, lovely mini-golf course. Walk to Pacific Spirit Park, the UBC Village shops, and the beach.



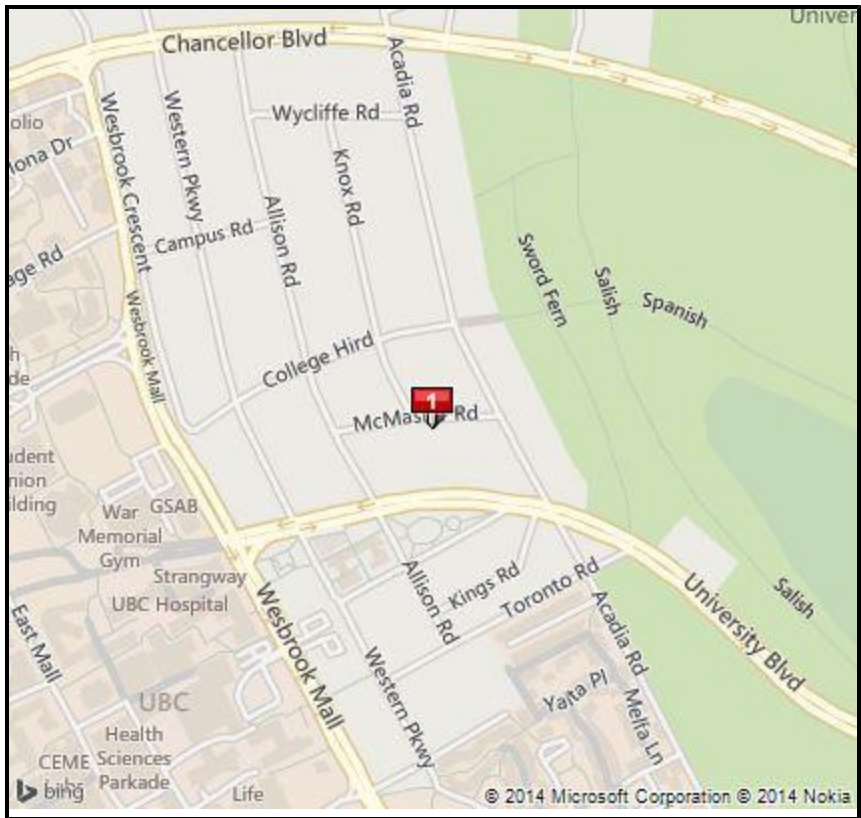
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