



Presented by:

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Active
V1142653

Board: V
House/Single Family

7187 ANGUS DRIVE

Vancouver West
South Granville
V6P 5J6

Residential Detached

\$4,690,000 (LP)

(SP)



Sold Date:	Frontage (feet):	64.70	Approx. Year Built:	1995
Depth / Size (ft.):	Bedrooms:	6	Age:	20
Lot Area (sq.ft.):	Bathrooms:	5	Zoning:	RS-6
Flood Plain:	Full Baths:	4	Gross Taxes:	\$13,966.00
Rear Yard Exp: West	Half Baths:	1	For Tax Year:	2015
Approval Req?:			Tax Inc. Utilities?:	Yes
If new, GST/HST inc?:			P.I.D.:	003-586-669

View: :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Stucco, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Hot Water, Natural Gas, Radiant**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**

Total Parking: **3** Covered Parking: **3** Parking Access:
 Parking: **Garage; Triple**
 Dist. to Public Transit: **4** Dist. to School Bus: **5**
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish: **Hardwood, Tile**

Legal: **PL VAP5761 LT 8 BLK 11 DL 526 LD 36 OF LOT N.**

Amenities:
 Site Influences:
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Microwave, Security System, Smoke**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'6 x 13'3	Above	Bedroom	12'9 x 11'3			x
Main	Kitchen	14'7 x 11'5	Above	Bedroom	12'9 x 11'			x
Main	Wok Kitchen	6'7 x 6'5	Bsmt	Recreation	27'7 x 16'5			x
Main	Dining Room	16' x 12'	Bsmt	Study	22'4 x 13'5			x
Main	Eating Area	14'5 x 9'7	Bsmt	Bedroom	22'7 x 16'7			x
Main	Family Room	15'4 x 14'5	Bsmt	Bedroom	13'8 x 12'7			x
Main	Den	12'9 x 11'3			x			x
Main	Foyer	10' x 10'			x			x
Above	Master Bedroom	17' x 14'9			x			
Above	Bedroom	12'9 x 11'3			x			

Finished Floor (Main):	1,653	# of Rooms:	16	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,362	# of Kitchens:	1	1	Above	5	Yes	Barn:
Finished Floor (Below):	1,653	# of Levels:	3	2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3	Above	4	No	Pool:
Finished Floor (Total):	4,668 sq. ft.	Crawl/Bsmt. Height:		4	Main	2	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 2	Beds not in Basement: 4	5	Bsmt	4	No	Door Height:
Grand Total:	4,668 sq. ft.	Basement: Fully Finished		6				
				7				
				8				

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

An elegant and spacious family home is located on Angus Drive in the Prime South Granville area. Extensive tasteful upscale renovation has been done for this property in 2015. With brand new roof, windows, blinds, cabinets, hardwood floor, carpet, quality tiles and all pieces in the wash rooms, this home is also equipped with new Miele appliances and beautiful granite countertops in a characteristic gourmet kitchen. Features including spacious master bedroom suite, sauna, wok kitchen, large covered patio, graceful garden area, electric patio door shutters, In-floor radiant heating throughout. Close to Magee High School & Maple Grove Elementary. This dream home can bring wonderful memories for your loved ones!