



Presented by:

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**Sold**  
**R2020657**

Board: V  
House/Single Family

**6088 ATHLONE STREET**

Vancouver West  
South Granville  
V6M 3A4

Residential Detached

**\$6,088,000** (LP)

**\$5,700,000** (SP)



Sold Date: <b>1/1/2016</b>	Frontage (feet): <b>72.50</b>	Original Price: <b>\$6,088,000</b>
Depth / Size (ft.): <b>145</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>1996</b>
Lot Area (sq.ft.): <b>10,512.00</b>	Bathrooms: <b>8</b>	Age: <b>20</b>
Flood Plain:	Full Baths: <b>7</b>	Zoning: <b>RS-1</b>
Rear Yard Exp: <b>East</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$16,693.32</b>
Approval Req?:		For Tax Year: <b>2015</b>
If new, GST/HST inc?:		Tax Inc. Utilities?: <b>No</b>
		P.I.D.: <b>008-758-531</b>

View: **No** :  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Water**

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

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Total Parking: **4** Covered Parking: **4** Parking Access: **Rear**  
 Parking: **Garage; Single, Garage; Triple**

Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata**  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish:

Dist. to School Bus:

Legal: **PL VAP5962 LT 10 BLK 6 DL 526 LD 36**

Amenities: **Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences:  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Heat Recov. Vent., Hot Tub Spa/Swirlpool, Intercom,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21' x 17'	Above	Bedroom	13' x 12'			x
Main	Kitchen	19'6" x 12'5"	Bsmt	Bedroom	13' x 13'			x
Main	Dining Room	15'6" x 14'6"	Bsmt	Bedroom	13' x 12'			x
Main	Eating Area	12'1" x 12'	Bsmt	Other	19'6" x 5'1"			x
Main	Family Room	19' x 16'	Bsmt	Laundry	8'4" x 6'4"			x
Main	Den	13' x 11'	Bsmt	Recreation	28' x 16'6"			x
Main	Foyer	14'4" x 11'	Bsmt	Hobby Room	51' x 19'6"			x
Above	Master Bedroom	18' x 17'						x
Above	Bedroom	13' x 12'6"						x
Above	Bedroom	13' x 12'						x

Finished Floor (Main): **1,973**  
 Finished Floor (Above): **1,528**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **2,506**  
 Finished Floor (Total): **6,007 sq. ft.**

Unfinished Floor: **0**  
 Grand Total: **6,007 sq. ft.**

# of Rooms: **17**  
 # of Kitchens: **1**  
 # of Levels: **3**  
 Suite: **None**  
 Crawl/Bsmt. Height:  
 Beds in Basement: **2** Beds not in Basement: **4**  
 Basement: **Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Above	4	Yes
3	Above	4	Yes
4	Above	4	Yes
5	Above	4	Yes
6	Bsmt	3	No
7	Bsmt	4	Yes
8	Bsmt	3	No

Outbuildings  
 Barn:  
 Workshop/Shed:  
 Pool:  
 Garage Sz:  
 Door Height:

Listing Broker(s): **Magsen Realty Inc.**

**Fabulous luxury home w/ spectacular indoor pool, sauna & steam. Rare find classic 6007sqf custom built mansion in South Granville w/ 72.5 x 145 corner lot! This home offers over 9' ceiling, supreme grade marble slabs in living, dining, foyer & den, multi-zoned central A/C, HRV, beautiful H/W flooring in family and nook. Gourmet kitchen features granite countertops, S/S cook top & Sub-Zero Fridge, wine cooler, home theatre and Karaoke System in basement. Total 6 bdrms, 8 baths, 4 car garage, all situated on quiet & tree lined street! Close to park and best private schools Crofton, York House & St. George, Public School catchments are Quilchena Elementary French Immersion & Eric Hamber Secondary. Open House: Fri. Dec 18th, 2-4Pm**