



Presented by:

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Sold
R2007515

Board: V
House/Single Family

5357 ANGUS DRIVE

Vancouver West
Shaughnessy
V6M 3N3

Residential Detached

\$8,999,900 (LP)

\$8,550,000 (SP)



Sold Date: 11/9/2015	Frontage (feet): 90.85	Original Price: \$8,999,900
Depth / Size (ft.): 165.30	Bedrooms: 6	Approx. Year Built: 1996
Lot Area (sq.ft.): 15,017.50	Bathrooms: 7	Age: 19
Flood Plain: Yes	Full Baths: 5	Zoning: RS-3A
Rear Yard Exp: West	Half Baths: 2	Gross Taxes: \$22,895.00
Approval Req?:		For Tax Year: 2015
If new, GST/HST inc?:		Tax Inc. Utilities?: No
		P.I.D.: 011-123-311

View: **Yes: GARDEN AND MOUNTAIN VIEWS**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **4**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Wood**

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

Total Parking: Covered Parking: **3** Parking Access: **Lane**
 Parking: **Garage; Triple**

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

Legal: **PL VAP5552 LT 6 BLK 5 DL 526 LD 36 OF LOT 3.**

Amenities:

Site Influences: **Central Location, Lane Access, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Microwave, Oven-Built In, Security**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	24' x 15'	Above	Bedroom	15'1 x 13'9	Below	Utility	7'1 x 7'3
Main	Office	15' x 15'	Above	Bedroom	11'6 x 11'6	Below	Wine Room	6'2 x 4'8
Main	Family Room	19'2 x 17'2	Above	Bedroom	14'7 x 12'4	Below	Laundry	14'2 x 8'1
Main	Dining Room	17'2 x 13'	Below	Media Room	21'7 x 18'3			x
Main	Kitchen	15'11 x 15'	Below	Recreation	37'9 x 13'9			x
Main	Nook	13'3 x 8'9	Below	Kitchen	12' x 5'1			x
Main	Foyer	13'3 x 8'9	Below	Bedroom	14' x 10'8			x
Main	Wok Kitchen	6'5 x 6'1	Below	Storage	9'9 x 5'6			x
Main	Mud Room	7'3 x 6'	Below	Pantry	6'4 x 5'5			
Above	Master Bedroom	16' x 15'	Below	Bedroom	10'8 x 10'4			

Finished Floor (Main): 2,436	# of Rooms: 23	Bath: 1	Floor: Main	# of Pieces: 2	Ensuite?: No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
Finished Floor (Above): 1,660	# of Kitchens: 3	2	Above	5	Yes	
Finished Floor (Below): 2,208	# of Levels: 3	3	Above	4	Yes	
Finished Floor (Basement): 0	Suite:	4	Above	4	Yes	
Finished Floor (Total): 6,304 sq. ft.	Crawl/Bsmt. Height:	5	Above	4	Yes	
Unfinished Floor: 0	Beds in Basement: 0 Beds not in Basement: 6	6	Below	2	No	
Grand Total: 6,304 sq. ft.	Basement: Fully Finished	7	Below	4	Yes	
		8				

Listing Broker(s): **Macdonald Realty Westmar**

Heart of Vancouver- Rare to find this modern-classical residence in prestigious Shaughnessy. 6,304sqft of luxurious living area on a desirable 15018sqft lot, this lovely charming home has been extensively updated over the years. Air conditioning, radiant heat, central speaker & security systems, Gorgeous maple hard wood floors throughout, Gourmet kitchens with all high-end appliances, 4 ensuites bedrooms up overlooking mountains & sunsets plus 2 large bedrooms down, huge media and wine rooms, super spacious entertainer's dream home filled with character and warmth; Stunning gardens with privacy & maximum sunlight, 3 cars covered garage, all the best schools close by. Priced to sell. A pleasure to show!!