



Presented by:

George Xia

RE/MAX Crest Realty Westside

Phone: 778-998-2768

georgexia@remax.net



Sold
R2070878
Board: V
House/Single Family

6892 CYPRESS STREET

Vancouver West
South Granville
V6P 5M1

Residential Detached

\$5,200,000 (LP)

\$5,000,000 (SP)



Sold Date: 7/11/2016	Frontage (feet): 66.00	Original Price: \$5,200,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1948
Depth / Size: 128	Bathrooms: 3	Age: 68
Lot Area (sq.ft.): 8,448.00	Full Baths: 3	Zoning: RS-6
Flood Plain:	Half Baths: 0	Gross Taxes: \$12,183.70
Rear Yard Exp:		For Tax Year: 2015
Approval Req?:		Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 004-277-244
		Tour: Virtual Tour URL

View: :

Complex / Subdiv:

Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Gas - Natural, Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Other**
 Outdoor Area: **Fenced Yard**
 Type of Roof: **Other**

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

Total Parking: Covered Parking: Parking Access: **Front, Lane**
 Parking: **Garage; Double**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish: **Wall/Wall/Mixed**

Dist. to School Bus:

Legal: **PL VAP5761 LT 19 BLK J DL 526 LD 36**

Amenities: **In Suite Laundry**

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 17'	Below	Recreation	26'6" x 12'			x
Main	Dining Room	14'8" x 9'9"	Below	Bedroom	19'6" x 11'3"			x
Main	Kitchen	14'6" x 12'4"						x
Main	Family Room	17' x 14'6"						x
Main	Master Bedroom	14' x 13'8"						x
Main	Bedroom	11'2" x 10'6"						x
Main	Bedroom	12'2" x 10'6"						x
Below	Recreation	10' x 10'						x
Main	Laundry	7' x 5'6"						x
Main	Walk-In Closet	7'8" x 5'6"						x

Finished Floor (Main): **2,105**
 Finished Floor (Above): **0**
 Finished Floor (Below): **825**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **2,930 sq. ft.**
 Unfinished Floor: **459**
 Grand Total: **3,389 sq. ft.**

of Rooms: **12**
 # of Kitchens: **1**
 # of Levels: **2**
 Suite: **None**
 Crawl/Bsmt. Height:
 Beds in Basement: **0** Beds not in Basement: **4**
 Basement: **Fully Finished**

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

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

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

KERRISDALE - SOUTH GRANVILLE. Two level, architecturally designed, four bedroom, three bathroom family home. First time on the market in 46 years. Generous living room and dining room. Open kitchen and family room leads into a lovely garden. Huge master bedroom with ensuite plus 2 more large bedrooms and a laundry room on the main floor. Two fireplaces one wood and one gas. Loads of storage. 66' X 128' RS-6 lot. Built in 1948. Lower level has full ceiling height, next step just build up a third level. Walking distance to Magee Secondary. A prime opportunity. Beautiful tree lined street with easy access to UBC, Downtown and YVR. BY APPOINTMENT PLS.