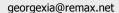


R2070878

Presented by:

George Xia

RE/MAX Crest Realty Westside Phone: 778-998-2768





Residential Detached

\$5,200,000 (LP)

Board: V House/Single Family 6892 CYPRESS STREET

Vancouver West South Granville V6P 5M1

\$5,000,000 (SP) M

Dist. to School Bus:

Original Price: \$5,200,000 Sold Date: 7/11/2016 66.00 Frontage (feet): Feet Bedrooms: Approx. Year Built: 1948 Meas. Type: 4 Depth / Size: 128 Bathrooms: 3 Age: 68 3 RS-6 Lot Area (sq.ft.): 8,448.00 Full Baths: Zoning: Flood Plain: Half Baths: O 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:

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Services Connected: Electricity, Sanitary Sewer, Water

Style of Home: 2 Storey w/Bsmt. Construction: Frame - Wood

Exterior: Mixed

Rain Screen:

Foundation: **Concrete Perimeter**

Renovations: # of Fireplaces: 2

Fireplace Fuel: Gas - Natural, Wood City/Municipal Water Supply: Fuel/Heating: Other

Outdoor Area: **Fenced Yard** Type of Roof: Other

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

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

Amenities: **In Suite Laundry**

Site Influences:

ClthWsh/Dryr/Frdg/Stve/DW Features:

Floor	<u>Туре</u>	<u>Dimensions</u>	Floor	<u>Type</u>	<u>Dimensions</u>	Floor	<u>Type</u>	<u>Dimensions</u>
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			x
Main	Family Room	17' x 14'6			X			x
Main	Master Bedroom	14' x 13'8			x			x
Main	Bedroom	11'2 x 10'6			x			x
Main	Bedroom	12'2 x 10'6			x			x
Below	Recreation	10' x 10'			x			x
Main	Laundry	7' x 5'6			x			
Main	Walk-In Closet	7'8 x 5'6			x			

-								
ı	Finished Floor (Main):	2,105	# of Rooms: 12	<u>Bath</u>	<u>Floor</u>	# of Pieces	Ensuite?	<u>Outbuildings</u>
ı	Finished Floor (Above):	0	# of Kitchens: 1	1	Main	5	Yes	Barn:
ı	Finished Floor (Below):	825	# of Levels: 2	2	Main	4	No	Workshop/Shed:
I	Finished Floor (Basement): _	0	Suite: None	3	Below	4	No	Pool:
I	Finished Floor (Total):	2,930 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
			Beds in Basement: 0 Beds not in Basement: 4	5				Door Height:
Įι	Unfinished Floor:	459	Basement: Fully Finished	6				
	Grand Total:	3,389 sq. ft.		7				
				8				

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.