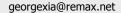


Presented by:

## George Xia

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





R2151035

Board: V House/Single Family



Vancouver West MacKenzie Heights V6N 2L9

Residential Detached

\$4,680,000 (LP)

(SP) M



Sold Date: Meas. Type: **Feet** Depth / Size: 130

Lot Area (sq.ft.): 7,800.00 Flood Plain:

Rear Yard Exp: Approval Req?:

If new, GST/HST inc?:

Original Price: **\$4,680,000** Frontage (feet): 60.00 Bedrooms: Approx. Year Built: 9999 5 Bathrooms: O Age: 999 RS-5 Full Baths: 0 Zoning:

Half Baths: Gross Taxes: \$11,295.45 For Tax Year: 2016 Tax Inc. Utilities?: No P.I.D.: 013-271-890

O

Tour:

View:

Complex / Subdiv:

Services Connected: Electricity, Natural Gas

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

Exterior: Mixed

Foundation: **Concrete Perimeter** 

Rain Screen: Renovations:

# of Fireplaces: 1 Fireplace Fuel: Other City/Municipal Water Supply:

Forced Air, Natural Gas Fuel/Heating:

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

Total Parking: 1

Covered Parking: 1

Parking Access: Lane

Dist. to School Bus:

Parking: Garage; Single

Dist. to Public Transit:

Title to Land: Freehold NonStrata

Property Disc.: Yes

PAD Rental: Fixtures Leased: No: Fixtures Rmvd: No: Floor Finish:

Legal: PL VAP2977 LT 16 BLK 18 DL 526 LD 36

Amenities:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

ClthWsh/Dryr/Frdg/Stve/DW Features:

Floor	<u>Type</u>	<u>Dimensions</u>	Floor	<u>Type</u>	<u>Dimensions</u>	Floor	<u>Type</u>	<u>Dimensions</u>
Main	Living Room	14'10 x 13'1	Bsmt	Bedroom	14'1 x 12'9			x
Main	Dining Room	10'8 x 7'4	Bsmt	Laundry	11'6 x 11'3			x
Main	Kitchen	10' x 9'9			X			x
Main	Bedroom	10'11 x 10'11			X			x
Main	Foyer	6'4 x 4'1			X			x
Main	Bedroom	10'11 x 10'11			X			x
Above	Master Bedroom	14'1 x 9'1			x			x
Above	Bedroom	12'2 x 12'2			x			x
Bsmt	Recreation	15' x 12'11			x			
Bsmt	Den	11'2 x 10'6			X			

Finished Floor (Main): 912	# of Rooms: <b>12</b>	<u>Bath</u>	Floor	# of Pieces	Ensuite?	<u>Outbuildings</u>
Finished Floor (Above): 442	# of Kitchens: 1	1				Barn:
Finished Floor (Below): 0	# of Levels: 3	2				Workshop/Shed:
Finished Floor (Basement): 888	Suite:	3				Pool:
Finished Floor (Total): 2,242	ft. Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: 1 Beds not in Basement:	4 5				Door Height:
Unfinished Floor: 0	Basement: Full	6				
Grand Total: 2,242	ft.	7				
		8				

Listing Broker(s): Amex - Sunrich Realty

Don't miss this great opportunity to own a 2 story with fully finished basement in the prestigious Mackenzie Heights. Big lot 7800 sqft (60 x 130), RS-5 zoning. House currently tenanted at \$3300. Mountain view. Great investment potential, hold or build your dream home. Close to the city's best private and public schools (Point Grey High, Quilchena Elementary, York House, Crofton & Saint Geroge's). Quick access to UBC, downtown and airport. Convenient transit access and short walk to shopping. Call to view.