

Vancouver West, Cambie
5389 HEATHER ST, V5Z 3M1

MLS# V785392

Residential Detached
Active



List Price: \$2,688,000
 List Date: 01-Sep-09
 Days on Mkt: 9
 Expiry Date: 28-Feb-10

Complex/Subdiv
 Previous Price: Frontage: 61.00 ft PID: 009-811-877
 Original Price: \$2,688,000 Frontage Metric: 0.000 Approx Yr Blt: 2008
 Meas Type: Feet Bedrooms: 6 Age at List Date: 1
 Depth/Size: 132.65 Bathrooms: 7 Type: House/Single Family
 Lot Area SqFt: 0 Full Baths: 6 Zoning: RS-1
 Rear Yard Exp: W Half Baths: 1 Taxes: \$10,036 (2009)
 Flood Plain: If New GST Incl: Tax Incl Utilities: No
 View:
 Serv Connected: Electricity, Natural Gas, Sanitary Sewer, Water,

Style of Home: 2 Storey w/Bsmt.	Total Parking: 4	Covered Parking: 4
Construction: Frame - Wood	Parking Access: Lane	
Foundation: Concrete Perimeter	Parking Facilities: Add. Parking Avail.	
Exterior: Mixed, Stucco		
Rainscreen: Yes	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations:	Year of Reno:	Possession:
Flooring: Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Radiant		Mortgage Info: \$0
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure: N - NEW CONSTRUCTION
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Patio(s) & Deck(s)		Pad Rental:
Registered:	CSA/BCE:	
Fixtures Leased: N		
Fixtures Removed: N		

Legal: PL 9022 LT 5 BLK 878 DL 526 LD 36
 Amenities:
 Site Influences:
 Municipal Charges:
 Features Incl: Air Conditioning, Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Heat Recov. Vent., Microwave, Security System, Vacuum Blt. In

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17' X 14'6	Bsmt	Recreation Room	19' X 15'			X
Main F.	Kitchen	17'7 X 17'	Bsmt	Media Room	12' X 11'			X
Main F.	Dining	18'6 X 10'	Bsmt	Bedroom	10'9 X 10'			X
Main F.	Family Room	17' X 12'6	Bsmt	Bedroom	10'6 X 10'6			X
Main F.	Wok Kitchen	10'8 X 6'6	Bsmt	Wine Room	7' X 6'			X
Main F.	Den	14'6 X 11'	Bsmt	Sauna	6'4 X 3'			X
Above	Master Bedroom	16'4 X 14'						X
Above	Bedroom	12'6 X 12'						X
Above	Bedroom	12'2 X 11'						X
Above	Bedroom	12' X 11'8						X

Floor Area (SqFt):		Bathrooms	
Main Floor Area:	1,616	1 2 Piece; Ensuite: N; Level: Main F.	
Finished Floor Up:	1,400	2 5 Piece; Ensuite: Y; Level: Above	
Finished Floor Down:	0	3 4 Piece; Ensuite: Y; Level: Above	
Finished Floor Bsmt:	1,834	4 4 Piece; Ensuite: Y; Level: Above	
Total Finished Floor:	4,850	5 4 Piece; Ensuite: Y; Level: Above	
		6 4 Piece; Ensuite: Y; Level:Bsmt	
Unfinished Floor:	0	7 3 Piece; Ensuite: N; Level: Bsmt	
Grand Total Floor Area:	4,850	8	

Total # Rooms: 16
 # Kitchens: 1
 Finished Levels: 3
 Crawl/Bsmt Height:
 Basement Area: Full, Fully Finished
 Suite:

Listing Broker 1: RE/MAX Margaret Leung Realty 604-263-2823 Appointments: Phone L.R. First
 Listing Sales Rep 1: Margaret H. Leung mleun22@telus.net 604-263-2823 For Appts Call: MARGARET
 Listing Sales Rep(s): Appointment Ph: 604-263-2823
 Listing Broker 2: Occupancy: Vacant
 Selling Broker(s):
 Selling Sales Rep(s):
 Owner: LUCKY RED ENT LTD
 Commission: 3.255% -1ST \$100K/1.1625% BAL

Realtor Remarks:

Exquisite new home situated on a large 61' x 132 ft property in convenient central location. This home offers terrific layout and high level of finishing. Fabulous gourmet kitchen with all the bells and whistles including extensive use of granite and expensive cabinetry, wok kitchen & top of the line appliances. Luxurious master suite with deluxe ensuite & 3 other ensuite bedrooms up. Pool table size recreation room, media room, wine cellar, 2 bedrooms, 2 full bathrooms down. Advanced smart home light system, Cat 5 wiring, air conditioning, HRV, many custom built-ins, steam shower, sauna, 4 car garage, etc. are just a few of many outstanding features. Walk to Eric Hamber, Oakridge Mall and the new Canada Line Station.