

Presented by:
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Vancouver West, MacKenzie Heights

MLS# V955140

Residential Detached

2948 W 32ND AV, V6L 2B7

Active



List Price: **\$2,668,000**

Complex/Subdiv:

Frontage: **33.00 ft** Bedrooms: **5** PID: **008-256-381**
 Depth/Size: **130.25** Bathrooms: **6** Type: **House/Single Family**
 Lot Area SqFt: **0.00** Full Baths: **5** Approx Yr Blt: **2011**
 Rear Yard Exp: **S** Half Baths: **1** Age at List Date: **1**
 Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$5,932 (2011)**
 Flood Plain: Zoning: **RS5**
 View: **N**
 Serv. Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

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

Legal: **PL VAP3378 LT 45 BLK 50 DL 2027 LD 36**
 Amenities: **Air Cond./Central**
 Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Garage Door Opener, Security System, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12'9 X 13'	Bsmt	Bedroom	9'8 X 10'4			X
Main F.	Kitchen	15'10 X 10'9	Bsmt	Bedroom	9' X 8'2			X
Main F.	Dining	12' X 8'	Bsmt	Living Room	9'6 X 12'7			X
Main F.	Family Room	16'8 X 13'3			X			X
Above	Master Bedroom	12'9 X 14'2			X			X
Above	Den	11'3 X 7'6			X			X
Above	Bedroom	10'5 X 11'			X			X
Above	Bedroom	10'11 X 13'			X			X
Bsmt	Recreation Room	12'7 X 17'6			X			
Bsmt	Kitchen	8' X 12'7			X			

Floor Area (SqFt):
 Main Floor Area SqFt: **948** Total # Rooms: **13**
 Finished Floor Up SqFt: **1,028** # Kitchens: **2**
 Finished Floor Down: **0** Finished Levels: **3**
 Finished Floor Bsmt SqFt: **1,097** Crawl/Bsmt Height:
 Total Finished Floor SqFt: **3,073** Basement Area: **Fully Finished**
 Unfinished Floor: **0** Suite:
 Grand Total Floor Area: **3,073**

Bathrooms:
 1 **2 Piece; Ensuite: N; Level: Main F.**
 2 **5 Piece; Ensuite: Y; Level: Above**
 3 **4 Piece; Ensuite: Y; Level: Above**
 4 **4 Piece; Ensuite: Y; Level: Above**
 5 **4 Piece; Ensuite: N; Level: Bsmt**
 6 **4 Piece; Ensuite: N; Level:Bsmt**
 7
 8

Listing Broker(s) **RE/MAX Margaret Leung Realty**

Custom built family home in prime MacKenzie Heights on beautiful quiet street close to park, shopping and transit. Highest quality and construction with attention to details throughout. Unique open floor plan. Features large family room and gourmet kitchen with quartz countertops, 36" Sub-zero fridge, 36" Wolf gas cook top. Sumptuous master suite with sitting area and spa inspired ensuite with steam shower plus 2 other bedrooms all with ensuites. Lower level finished with a 2 bedroom legal suite as well as media/recreation room with full bathroom. Lots of extras including air-conditioning, HRV, custom mill works, designer tiles and wall panels, 2-5-10 year warranty. Lord Kitchener Elem & Prince of Wales Schl catchment. NO HST.