

Presented by:  
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Vancouver West, MacKenzie Heights Residential Detached  
**2963 W 31ST AV, V6L 2A5** **MLS# V971370** **Active**



List Price: **\$3,968,000**

Complex/Subdiv:

Frontage: <b>50.00 ft</b>	Bedrooms: <b>6</b>	PID: <b>013-747-487</b>
Depth/Size: <b>130.5</b>	Bathrooms: <b>5</b>	Type: <b>House/Single Family</b>
Lot Area SqFt: <b>0.00</b>	Full Baths: <b>4</b>	Approx Yr Blt: <b>2012</b>
Rear Yard Exp: <b>N</b>	Half Baths: <b>1</b>	Age at List Date: <b>0</b>
Meas Type: <b>Feet</b>	If New GST/HST Incl: <b></b>	Taxes: <b>\$8,805 (2012)</b>
Flood Plain: <b></b>	Zoning: <b>RS-5</b>	
View: <b>N</b>		
Serv. Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		

Style of Home: <b>2 Storey w/Bsmt.</b>	Total Parking: <b>3</b>	Covered Parking: <b>3</b>
Construction: <b>Frame - Wood</b>	Parking Access: <b>Lane</b>	
Foundation: <b>Concrete Perimeter</b>	Parking Facilities: <b>Garage; Triple</b>	
Exterior: <b>Mixed</b>		
Rainscreen: <b>Full</b>	R/I Plumbing:	Dist to Public Trans:
Type of Roof: <b>Asphalt</b>		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: <b>Hardwood, Mixed</b>		Title to Land: <b>Freehold NonStrata</b>
Water Supply: <b>City/Municipal</b>		Seller's Interest: <b>Registered Owner</b>
Heat/Fuel: <b>Radiant, Hot Water</b>		Mortgage Info: <b>\$0</b>
No. of Fireplaces: <b>2</b>	R/I Fireplaces:	Property Disclosure: <b>Y</b>
Fireplace Fuel: <b>Gas - Natural</b>		Out Buildings:
Outdoor Area: <b>Patio(s) &amp; Deck(s)</b>		
Pad Rental:		
Fixtures Leas: <b>N</b>		
Fixt Removed:		

Legal: **PL VAP2435 LT 44 BLK 67 DL 2027 LD 36**

Amenities:

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**

Features Incl: **Air Conditioning, Clothes Washer/Dryer/Fridge/Stove/DW, Heat Recov. Vent., Security System, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18' X 13'6"	Below	Recreation Room	17'4" X 19'8"			X
Main F.	Kitchen	14'10" X 9'8"	Below	Media Room	17'6" X 15'			X
Main F.	Dining	12'10" X 10'2"	Below	Bedroom	11'4" X 12'			X
Main F.	Family Room	14' X 14'2"	Below	Bedroom	12'2" X 10'2"			X
Main F.	Nook	9' X 13'6"						X
Main F.	Den	10'4" X 8'10"						X
Above	Master Bedroom	15' X 14'2"						X
Above	Bedroom	10'6" X 10'10"						X
Above	Bedroom	10'6" X 10'						X
Above	Bedroom	10'6" X 9'8"						X

<b>Floor Area (SqFt):</b>		<b>Bathrooms:</b>
Main Floor Area SqFt: <b>1,356</b>	Total # Rooms: <b>14</b>	1 <b>2 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Up SqFt: <b>1,087</b>	# Kitchens: <b>1</b>	2 <b>5 Piece; Ensuite: Y; Level: Above</b>
Finished Floor Down: <b>0</b>	Finished Levels: <b>3</b>	3 <b>4 Piece; Ensuite: N; Level: Above</b>
Finished Floor Bsmt SqFt: <b>1,585</b>	Crawl/Bsmt Height:	4 <b>4 Piece; Ensuite: Y; Level: Above</b>
Total Finished Floor SqFt: <b>4,028</b>	Basement Area: <b>Full, Fully Finished</b>	5 <b>4 Piece; Ensuite: N; Level: Bsmt</b>
		6
Unfinished Floor: <b>0</b>	Suite: <b>None</b>	7
Grand Total Floor Area: <b>4,028</b>		8

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

**This well constructed custom built home will impress you. Superior European craftsmanship with high end finishing throughout. 10 ft ceiling on main. Entertainment sized living and dining rooms. Dream designer kitchen with custom cabinets, Subzero fridge, Wolf range and wok room. Family room with ledgestone feature wall and eclipse doors open to slate tiled deck and private backyard. Sumptuous master suite has walk-in steam shower. Lower level finished with big recreation room, bedroom as well as a separate nanny/in-law suite. Features including air-conditioning, HRV, hardwood floor, built-in speakers and many more. Great location in quiet MacKenzie Heights close to park, shops, Prince of Wales School, Kerrisdale Elementary.**