

Presented by:
Margaret Leung
 Re/Max Margaret Leung Realty
 Phone: 604-263-2823
 Email: mleun22@telus.net
 Website: margaretleungrealty.com

Vancouver West, South Granville Residential Detached
1488 W 43RD AV, V6M 4K7 **MLS# V996729** **Active**



List Price: \$2,560,000

Complex/Subdiv:

Frontage: 66.00 ft	Bedrooms: 6	PID: 009-775-048
Depth/Size: 150.0	Bathrooms: 5	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 4	Approx Yr Blt: 1988
Rear Yard Exp: S	Half Baths: 1	Age at List Date: 25
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$8,635 (2012)
Flood Plain:	Zoning: RS1	
View: N		

Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home: 2 Storey w/Bsmt.	Total Parking: 3	Covered Parking: 3
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Triple	
Exterior: Mixed		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations: Partly	Reno Year: 2011	Possession:
Flooring: Hardwood, Laminate, Wall/Wall/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: Y
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Patio(s) & Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL VAP5486 LT 1 BLK 6 DL 526 LD 36 OF LOT 2

Amenities:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Microwave, Security System

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	21'5" X 14'0"	Above	Walk-In Closet	7'10" X 8'5"			X
Main F.	Kitchen	15'5" X 13'8"	Above	Bedroom	13'11" X 13'4"			X
Main F.	Entrance Hall	15' X 14'11"	Above	Bedroom	14'1" X 14'6"			X
Main F.	Dining	15'5" X 14'0"	Above	Bedroom	13'3" X 11'8"			X
Main F.	Family Room	24'14" X 14'	Bsmt	Recreation Room	11'0" X 20'9"			X
Main F.	Eating Area	11'11" X 9'10"	Bsmt	Media Room	20'2" X 23'1"			X
Main F.	Pantry	4'7" X 2'7"	Bsmt	Gym	10'4" X 13'11"			X
Main F.	Laundry	7'4" X 10'2"	Bsmt	Bedroom	10'1" X 14'11"			X
Main F.	Study	13'3" X 11'8"	Bsmt	Bedroom	13'1" X 14'9"			X
Above	Master Bedroom	13'3" X 26'2"						X

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	2,135	Total # Rooms:	19
Finished Floor Up SqFt:	1,905	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	3
Finished Floor Bsmt SqFt:	1,884	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	5,924	Basement Area:	Full, Fully Finished
			5
			6
Unfinished Floor:	0	Suite:	7
Grand Total Floor Area:	5,924		8

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

An elegant family home on a gorgeous 150' x 66' corner lot in convenient S. Granville location. Many recent upgrades including new roof, bathrooms, kitchen, deck, fencing, etc. Grand foyer with extra high ceiling. Entertainment sized living and dining rooms. Spacious master suite with deluxe bathroom and 3 other big bedrooms up. Open kitchen with pantry and eating area. Large family room opens to sunny deck and backyard. Features hardwood floor, media room, recreation room, gym and sauna. 3 car attached garage. Tremendous value for this updated home close to transit and minutes to Downtown and Richmond. Priced to sell.