

Presented by:
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Vancouver West, MacKenzie Heights MLS# V1023662 Residential Detached
2606 W 34TH AV, V6N 2J2 **Active**



List Price: \$4,888,000

Complex/Subdiv:

Frontage: 60.00 ft	Bedrooms: 6	PID: 012-775-398
Depth/Size: 130	Bathrooms: 6	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 5	Approx Yr Blt: 2013
Rear Yard Exp: S	Half Baths: 1	Age at List Date: 0
Meas Type: Feet	If New GST/HST Incl: RES	Taxes: \$10,211 (2013)
Flood Plain:	Zoning: RES	

View: Y - MOUNTAIN, CITY & SOME WATER
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home: 2 Storey w/Bsmt.	Total Parking: Covered Parking: 4
Construction: Frame - Wood	Parking Access:
Foundation: Concrete Perimeter	Parking Facilities: Det.Grge/Carport
Exterior: Mixed	
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	
No. of Fireplaces: 2	R/I Fireplaces: Property Disclosure: N - NEW CONSTRUCTION
Fireplace Fuel: Gas - Natural, Electric	Out Buildings:
Outdoor Area: Balcony(s); Patio(s) or Deck(s)	
Pad Rental:	
Fixtures Leas: N	
Fixt Removed: N	

Legal: PL VAP2977 LT 6 BLK 18 DL 526 LD 36 OF LOT 4.
 Amenities:
 Site Influences: Central Location, Private Yard, Recreation Nearby, Shopping Nearby
 Features Incl: Air Conditioning, Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Heat Recov. Vent., Microwave, Security System, Vacuum Blt. In

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 11'	Above	Bedroom	10' X 10'6"			X
Main F.	Kitchen	16' X 8'9"	Above	Bedroom	10'6" X 10'			X
Main F.	Dining	12'8" X 9'	Bsmt	Recreation Room	22' X 19'10"			X
Main F.	Family Room	16'6" X 16'	Bsmt	Media Room	16'6" X 20'			X
Main F.	Den	12'10" X 8'6"	Bsmt	Bedroom	13' X 12'6"			X
Main F.	Nook	16' X 9'	Bsmt	Bedroom	17' X 11'			X
Main F.	Wok Kitchen	9'6" X 5'6"	Bsmt	Games Room	12' X 7'4"			X
Main F.	Mud Room	5'6" X 6'			X			X
Above	Master Bedroom	15' X 13'8"			X			
Above	Bedroom	10' X 12'6"			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,416	Total # Rooms: 17	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 1,232	# Kitchens: 1	2 5 Piece; Ensuite: Y; Level: Above
Finished Floor Down: 0	Finished Levels: 3	3 5 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt: 2,022	Crawl/Bsmt Height:	4 3 Piece; Ensuite: Y; Level: Above
Total Finished Floor SqFt: 4,670	Basement Area: Full, Fully Finished	5 4 Piece; Ensuite: Y; Level: Bsmt
		6 3 Piece; Ensuite: N; Level:Bsmt
Unfinished Floor: 0	Suite:	7
Grand Total Floor Area: 4,670		8

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

Luxurious custom home on a gorgeous 60x130 ft lot in MacKenzie Heights with great street appeal. Quality construction & exquisite finishing detail throughout. Main floor features formal living & dining rooms, den, dream gourmet kitchen with top appliances & a fully equipped wok kitchen & a mud room. Family rm w/B/I TV & wall unit. Up offers 4 bedrooms including deluxe master suite w/balcony to enjoy summer fireworks & spectacular mountain, city & water view. Lower level has an incredible media room, lge rec room, wine cellar, bedroom & exercise rm. Private S facing deck & garden with water fountain. Features full home automation, motored custom blinds, extensive millwork & built-ins, etc. Kerrisdale Elem & Pt Grey High catchment.