

Presented by:
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Vancouver West, South Granville Residential Detached
1055 W 48TH AV, V6M 2N4 **MLS# V1061999** **Active**



List Price: **\$4,488,000**

Complex/Subdiv:

Frontage: 60.00 ft	Bedrooms: 6	PID: 002-443-741
Depth/Size: 122.8	Bathrooms: 7	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 6	Approx Yr Blt: 2013
Rear Yard Exp: N	Half Baths: 1	Age at List Date: 1
Meas Type: Feet	If New GST/HST Incl: 	Taxes: \$8,349 (2013)
Flood Plain: 	Zoning: RS-1	

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: Garage; Single, Garage; Triple	
Exterior: Stucco		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring:		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:		
Fixtures Leas: N		
Fixt Removed:		

Legal: **PL VAP7908 LT 19 BLK 10 DL 526 LD 36 OF LOT 14.**

Amenities:

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

Features Incl: **Air Conditioning, Clothes Washer/Dryer/Fridge/Stove/DW, Heat Recov. Vent.**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18'6 X 12'6	Above	Bedroom	10'10 X 10'6			X
Main F.	Kitchen	14'3 X 12'6	Above	Bedroom	12'3 X 10'3			X
Main F.	Dining	14' X 10'6	Above	Bedroom	12'8 X 10'3			X
Main F.	Wok Kitchen	9' X 5'6	Above	Walk-In Closet	9'6 X 5'			X
Main F.	Eating Area	14'3 X 8'6	Bsmt	Media Room	14'2 X 13'9			X
Main F.	Family Room	16'2 X 14'3	Bsmt	Recreation Room	27' X 13'6			X
Main F.	Office	12'8 X 10'6	Bsmt	Wine Room	8'6 X 4'9			X
Main F.	Mud Room	5'6 X 5'6	Bsmt	Bedroom	14'2 X 10'9			X
Main F.	Entrance Hall	8'8 X 10'0	Bsmt	Bedroom	11' X 9'8			
Above	Master Bedroom	18' X 14'3	Bsmt	Laundry	8'6 X 6'			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,567	Total # Rooms: 20	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 1,306	# Kitchens: 1	2 5 Piece; Ensuite: Y; Level: Above
Finished Floor Down: 0	Finished Levels: 3	3 4 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt: 1,601	Crawl/Bsmt Height:	4 4 Piece; Ensuite: Y; Level: Above
Total Finished Floor SqFt: 4,474	Basement Area: Fully Finished	5 4 Piece; Ensuite: Y; Level: Above
Unfinished Floor: 0	Suite: None	6 4 Piece; Ensuite: Y; Level: Bsmt
Grand Total Floor Area: 4,474		7 3 Piece; Ensuite: N; Level: Bsmt
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Listing Broker(s): **RE/MAX Margaret Leung Realty**

Luxurious custom built home on a south facing 60x122 ft lot in prime S Granville with great street appeal. High standard of quality & workmanship is evident throughout. Main floor features formal living & dining rooms, den, dream gourmet with top appliances, wok kitchen & a mud room. Family room leads to the private backyard with concrete deck, full equipped with outdoor kitchen & BBQ area. Upper floor offers 4 ensuite bedrooms including sumptuous master suite with spa-like ensuite. Lower level has an incredible media room, large recreation room, wine cellar, 2 bedrooms, steam bath & sauna room. High ceiling, A/C, HRV, extensive millwork & many other wonderful features. You will be impressed! Osler Elem & Eric Hamber Sec Catch.