Presented by:

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Active Active Sple of Home: 52,288,000 Complex/Subdiv: Frequest Subdiv: <	Vancouver West, N	Marpole			MLS# V1	064373			Residential Detached
Style of Home: 2 Storey w/Bsmt. 0.00 Fuel Baths: 6 PID: D10-877-30.4 BorythySiz: 154.34 Bathrooms: 6 Type: Mouse/Single Famili Style of Home: 2 Storey w/Bsmt. 0.00 Fuel Baths: 6 Approx Yr BII: 1992 Style of Home: 2 Storey w/Bsmt. 0.00 Fuel MI New (ST/HST): 0.00 Approx Yr BII: 1992 Style of Home: 2 Storey w/Bsmt. Constructed: Electricity. Natural Gas, Sanitary Sewer, Water Style of Home: 2 Storey w/Bsmt. Frame - Wood Parking Access: Lane Covered Parking: 3 Construction: Frame - Wood Reno Year: Title to Fuel I Trans: Dist to School Bus: Parking Access: Lane Forehold NonStrata Reno Year: Title to Land: Freehold NonStrata Forehold NonStrata Forehold NonStrata Rower Area: Fended Yard, Patio(s) Parking Access: Property Disclosure: Y Utable Interast: Alt Conditioning, Clothes Washer/Dryer/Fridge/Store/DW Out Buildings: Out Buildings: N Stele Interastes N Fitereplaces	7828 SHAUG	HNESSY ST, V	/6P 6J1						Active
Frontage: 44.33 rt Bedrooms: 6 PID: 010-877-304 House/Single Famil 154.34 Bathooms: 6 Approx Vr Bit: 1992 Maar Stype: 0.00 Feet If New ST/SITIch: Takes: 57,897 (2013) Style of Home: 2 Storey w/Bsmt. Feet If New ST/SITS Incl: Takes: 57,897 (2013) Style of Home: 2 Storey w/Bsmt. Free Total Parking: 3 Covered Parking: 3 Construction: Frame - Wood Res Parking Access: Lane Covered Parking: 3 Renovations: Mixed, Stucco R/I Plumbing: Dist to Public Trans: Dist to School Bus: Type of Roof: Tile - Composite Reno Year: Tile to Land: Freehold NonStrata Renovations: Grify/Bucco R/I Fireplaces: Property Disclosure: Y Viater Suppic Contribution, Private Yard, Recreation Nearby Air Conditioning, Clothes Washer/Dryper/Fridge/Store/DW Heat/Fuel: Hot Water, Radiant Rook Y Y Air Conditioning, Clothes Washer/Dryper/Fridge/Store/DW Riderefuel: Ding 12 × 1				List Price:	\$2,288,000				
Construction: Frame - Wood Parking Access: Lane Parking Access: Carage: Triple Eactor: Mixed, Stucco Parking Access: Dist to Public Trans: Dist to School Bus: Type of Root Title - Composite Reno Year: Title to Land: Freehold NonStrata Flooring: Hardwood, Mixed Reno Year: Title to Land: Freehold NonStrata Flooring: Hardwood, Mixed Reno Year: Title to Land: Freehold NonStrata Flooring: Hardwood, Mixed Reno Year: Title to Land: Freehold NonStrata Flooring: Hardwood, Mixed Reno Year: Title to Land: Freehold NonStrata Flooring: Hardwood, Mixed Reno Year: Title to Land: Freehold NonStrata Flooring: Hardwood, Mixed Reno Year: Property Disclosure: Y Tifeplaces: 2 R/I Fireplaces: Property Disclosure: Y Fireplace Fuel: Gas - Natural Out Buildings: Outdoor Area: Fenced Yard, Patio(s) Pad Rental: Fixtures N Fixt Removed: Elega: PL VAP6537 LT 1 BLK A LD 36 SUBSIDY LOT 23, DISTRICT LOT 319 323 & 324. Amenities: Site Influences: Central Location, Private Yard, Recreation Nearby Fastures Incl: Air Conditioning, Clothes Washer/Dryer/Fridge/Stove/DW Elega: PL VAP6537 LT 1 BLK A LD 36 SUBSIDY LOT 23, DISTRICT LOT 319 323 & 324. Amenities: Site Influences: Central Location, Private Yard, Recreation Nearby Fastures Incl: Air Conditioning, Clothes Washer/Dryer/Fridge/Stove/DW Elega: Ploy Access N Grave Mark A 11' Bism Recreation Room 10'3 X 11'6 X Main F. Living Room 18' X 11' Bismt Recreation Room 10'3 X 12' X Main F. Main F. Mixehon 16' 4 X 11'6 Bismt Bedroom 10'2 X 9'10' X Main F. Nook 9'6 X 9'10 Bismt Bedroom 10'2 X 9'10' X Main F. Nook 9'6 X 9'10 Bismt Bedroom 10'2 X 9'10 X Main F. Nook 9'6 X 9'10 Bismt Bedroom 10'2 X 9'10 X Main F. Nook 9'6 X 9'10 Bismt Bedroom 10'2 X 9'10 X Main F. Nook 9'6 X 9'10 Bismt Bedroom 10'2 X 9'10 X Main F. Nook 9'6 X 9'10 Bismt Bedroom 10'2 X 9'10 X Main F. Nook 9'6 X 9'10 Bismt Bedroom 10'2 X 9'10 X Main F. Nook 9'6 X 9'10 Bismt Bedroom 10'2 X 9'10 X Main F. Nook 9'6 X 9'				Frontage: Depth/Size: Lot Area SqFt: Rear Yard Exp: Meas Type: Flood Plain: View:	44.33 ft 154.34 0.00 SW Feet	Bathrooms: Full Baths: Half Baths: If New GST/HS Zoning:	6 6 0 ST Incl: RS-1	Type: Approx Yr Blt: Age at List Dat Taxes:	House/Single Family 1992 e: 22
Rainscream: R/I Plumbing: Dist to Public Trans: Dist to School Bus: Type of Roof: Tille - Composite Reno Year: Tille to Land: Freehold NonStrata Renovations: Hardwood, Mixed Seller's Interest: Registered Owner Water Supply: City/Municipal Mortgage Info: \$0 Heat/Fuel: Hot Water, Radiant Mortgage Info: \$0 Heat/Fuel: Hot Water, Radiant Out Buildings: \$0 Preplace Fuel: Gas - Natural Out Buildings: \$0 Outdoor Area: Fenced Yard, Patio(s) Pathone Year Pick Removed: Eenced Yard, Patio(s) Pathone Year Edgal: N Fixt Removed: Central Location, Private Yard, Recreation Nearby Fatures Inde: Air Conditioning, Clothes Washer/Dryer/Fridge/Stove/DW Type Dimensions Floor Type Mansfault Main F. Kitchen 14' X X The Somt SX X10' 10 X Main F. Floor 12' X X1' 10' Bsmt Recreation Room <td>Construction:</td> <td>Frame - Wood</td> <td></td> <td></td> <td>Parl</td> <td>ing Access:</td> <td>Lane</td> <td></td> <td>arking: 3</td>	Construction:	Frame - Wood			Parl	ing Access:	Lane		arking: 3
Removations:Remo Year:Title to Lanc:Freehold NonStrataFlooring:Hardwood, MixedSeller's Interest:Registered OwnerWater Supply:City/MunicipalMortgage Info:SOHeat/Fuel:Hot Water, RadiantNo. of Firejhaces:Property Disclosure:YNo. of Firejhaces:Cas. NaturalOut Buildings:VOutdor Area:Fenced Yard, Patio(S)Out Buildings:VPad Rental:Firejhace Tue:SOSOFirejhace Fuel:Gas. NaturalOut Buildings:VOutdor Area:PLVAP6537 LT 1 BLK A LD 36 SUBSIDY LOT 23, DISTRICT LOT 319 323 & 324.Amenities:Central Location, Private Yard, Recreation Nearby Fatures Incl:SoEloorTypeBinentions:EloorTypeDimensions 9 9 X 10'4EloorTypeMain F.Citying Room18' X 13'AboveOther9'9 X 10'4XMain F.Dining12' X 11'BsmtRecreation Room13'8 X 11'6XMain F.Dining12' X 11'BsmtBedroom17'8 X 12'10XMain F.Den10'8 X 10'SXXXAboveMair F.So9'10XXMain F.Dining12' X 11'BsmtBedroom17'8 X 12'10XMain F.Dining12' X 11'SsmtBedroom17'8 X 12'10XMain F.Dirat SoY 9'10XXXXAboveBedroom<	Exterior: Rainscreen:	Mixed, Stucco	I	R/I Plumbing:	Dist	to Public Trans:	5.		ool Bus:
No. of Fireplaces: 2 R/I Fireplaces: Property Disclosure: Y Fireplace Fuel: Gas - Natural Out Buildings: Out	Renovations: Flooring: Water Supply:	Hardwood, Mixe City/Municipal	ed	Reno Year:	Title Selle	to Land: er's Interest:	Registered		
Legal: Amenities: Site Influences: Features Incl:PL VAP6537 LT 1 BLK A LD 36 SUBSIDY LOT 23, DISTRICT LOT 319 323 & 324. Amenities: Site Influences: Air Conditioning, Clothes Washer/Dryer/Fridge/Stove/DWEloc TypeDimensions PimensionsFloor TypeTypeDimensions XFloorTypeDimensions XFloorTypeDimensions XFloorTypeDimensions XFloorTypeDimensions XFloorTypeDimensions XFloorTypeDimensions XFloorTypeDimensions XFloorTypeDimensions XFloorTypeDimensions XFloorTypeDimensions XFloorTypeDimensions XFloorTypeDimensions XFloorTypeDimensions XFloorTypeDimensions XFloorTypeDimensions XFloorTypeDimensions XFloorTypeDimensions XFloorTypeDimensions XTypeDimensions XFloorTypeDimensions XTypeDimensions XFloorTypeDimensions XTypeDimensions XFloorTypeDimensions XFloorTypeDimensions XFloorTypeDimensions XFloorTypeDimensions XFloorTypeDimensions XFloorTypeDimensions XFloorTypeDimensions XFloorTypeDimensions XFloorTypeDimensions XFloorTypeDimensions X <td>No. of Fireplaces: Fireplace Fuel: Outdoor Area: Pad Rental: Fixtures Leas</td> <td>2 Gas - Natural Fenced Yard, Pa</td> <td>I</td> <td>R/I Fireplaces:</td> <td></td> <td>2</td> <td>Υ</td> <td></td> <td></td>	No. of Fireplaces: Fireplace Fuel: Outdoor Area: Pad Rental: Fixtures Leas	2 Gas - Natural Fenced Yard, Pa	I	R/I Fireplaces:		2	Υ		
Main F. Living Room 18' X X 13' Above Other 9'9 X 10'4 X Main F. Kitchen 14' X 11' Bsmt Recreation Room 13'8 X 11'6 X Main F. Dining 12' X 11' Bsmt Other 10' X 10'10 X Main F. Den 10'8 X 10' Bsmt Games Room 9'6 X X10'10 X Main F. Family Room 14'4 X 11'6 Bsmt Bedroom 17'8 X 12'10 X Main F. Nook 9'6 X 9'10 Bsmt Bedroom 10'2 X 9'10 X Main F. Nook 9'6 X 9'10 Bsmt Bedroom 10'2 X 9'10 X Above Bedroom 16'4 X 12'6 X X X X Above Bedroom 10'8 X 10' X X X X Above Bedroom 13'4 X 10'8 Total # Rooms: 16 1 3 Piece; Ensuite: N; Level: Main F.	Amenities: Site Influences:	Central Location	n, Private	Yard, Recreat	ion Nearby		19 323 & 32	4.	
Floor Area (SqFt): Bathrooms Main Floor Area SqFt: 1,443 Total # Rooms: 16 1 3 Piece; Ensuite: N; Level: Main F. Finished Floor Up SqFt: 1,320 # Kitchens: 1 2 6 Piece; Ensuite: Y; Level: Above Finished Floor Down: 0 Finished Levels: 3 3 4 Piece; Ensuite: Y; Level: Above Finished Floor Bsmt SqFt: 1,332 Crawl/Bsmt Height: 4 5 Piece; Ensuite: N; Level: Above	Main F.LivingMain F.KitchMain F.DininMain F.DenMain F.FamilMain F.NookAboveMasterAboveBedroAboveBedro	g Room 18 en 14 ig 12 10' ly Room 14' er Bedroom 16' oom 10' oom 11'	3' X 13' 4' X 11' 2' X 11' 8 X 10' 4 X 11'6 6 X 9'10 4 X 12'6 8 X 12' 8 X 12' 8 X 12'	Above Bsmt Bsmt Bsmt Bsmt Bsmt	Other Recreation Ro Other Games Room Bedroom	9'9 X 1 om 13'8 X 1 10' X 10 9'6 X 10 17'8 X 12 10'2 X 9 X X X	0'4 1'6 0'10 0'10 2'10	<u>Түре</u>	X X X X X X X
Unfinished Floor: 0 Suite: 7 Grand Total Floor Area: 4,095 8	Floor Area (SqF Main Floor Area Sc Finished Floor Up S Finished Floor Dow Finished Floor Bsm Total Finished Floo Unfinished Floor:	<u>t):</u> gFt: 1,443 SqFt: 1,32C yn: C it SqFt <u>: 1,332</u> or SqFt <u>: 4,095</u>	3) 2 5	Total # Rooms: # Kitchens: Finished Levels Crawl/Bsmt He Basement Area	1 : 3 ight:		1 3 Pie 2 6 Pie 3 4 Pie 4 5 Pie 5 3 Pie 6 4 Pie 7	ece; Ensuite: N ece; Ensuite: Y ece; Ensuite: Y ece; Ensuite: N ece; Ensuite: N	; Level: Above ; Level: Above ; Level: Above ; Level: Bsmt
Listing Broker(s): RE/MAX Margaret Leung Realty	Listing Broker(s): R	E/MAX Margaret	Leung Re	alty					

Immaculate one owner home across from the park. Manicured garden is a gardener's delight with bonsai maple tree, fig trees, grape vine and rock garden perfect for hosting big parties. Over 4,000 sq ft of gracious living space offering x-hall living & dining rooms, guest bedroom with full bathroom on main. Chef's kitchen with granite countertop and newer appliances. Sumptuous master suite up and 3 other bedrooms (2 ensuites). Bright basement finished with potential 2 bedrooms and a 1 bedroom suite with separate entrance. Radiant heat & air conditioning. I deal for a large family. Central location close to Downtown and Richmond. You will be impressed.