

Presented by:
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Vancouver West, Marpole

MLS# V1064373

Residential Detached

7828 SHAUGHNESSY ST, V6P 6J1

Active



List Price: \$2,288,000

Complex/Subdiv:

Frontage:	44.33 ft	Bedrooms:	6	PID:	010-877-304
Depth/Size:	154.34	Bathrooms:	6	Type:	House/Single Family
Lot Area SqFt:	0.00	Full Baths:	6	Approx Yr Blt:	1992
Rear Yard Exp:	SW	Half Baths:	0	Age at List Date:	22
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$7,897 (2013)
Flood Plain:		Zoning:	RS-1		

View:

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:	Lane		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage: Triple		
Exterior:	Mixed, Stucco				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	
Type of Roof:	Tile - Composite			Dist to School Bus:	
Renovations:		Reno Year:		Possession:	
Flooring:	Hardwood, Mixed			Title to Land:	Freehold NonStrata
Water Supply:	City/Municipal			Seller's Interest:	Registered Owner
Heat/Fuel:	Hot Water, Radiant			Mortgage Info:	\$0
No. of Fireplaces:	2	R/I Fireplaces:		Property Disclosure:	Y
Fireplace Fuel:	Gas - Natural			Out Buildings:	
Outdoor Area:	Fenced Yard, Patio(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:					

Legal: 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

Features Incl: Air Conditioning, Clothes Washer/Dryer/Fridge/Stove/DW

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18' 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 10'10"			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
Above	Master Bedroom	16'4" X 12'6"			X			X
Above	Bedroom	10'8" X 12'			X			X
Above	Bedroom	11'8" X 10'			X			
Above	Bedroom	13'4" X 10'8"			X			

Floor Area (SqFt):

Main Floor Area SqFt: 1,443

Finished Floor Up SqFt: 1,320

Finished Floor Down: 0

Finished Floor Bsmt SqFt: 1,332

Total Finished Floor SqFt: 4,095

Unfinished Floor: 0

Grand Total Floor Area: 4,095

Total # Rooms: 16

Kitchens: 1

Finished Levels: 3

Crawl/Bsmt Height:

Basement Area: Full, Fully Finished

Suite:

Bathrooms

1 3 Piece; Ensuite: N; Level: Main F.

2 6 Piece; Ensuite: Y; Level: Above

3 4 Piece; Ensuite: Y; Level: Above

4 5 Piece; Ensuite: N; Level: Above

5 3 Piece; Ensuite: N; Level: Bsmt

6 4 Piece; Ensuite: N; Level:Bsmt

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

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. Ideal for a large family. Central location close to Downtown and Richmond. You will be impressed.