

Presented by:
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Vancouver West, Shaughnessy MLS# V1070723 Residential Detached
1135 W 39TH AV, V6M 1S7 **Active**



List Price: \$4,380,000

Complex/Subdiv:

Frontage: 64.00 ft	Bedrooms: 7	PID: 002-707-454
Depth/Size: 125	Bathrooms: 6	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 5	Approx Yr Blt: 1988
Rear Yard Exp: N	Half Baths: 1	Age at List Date: 26
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$12,311 (2013)
Flood Plain:	Zoning: RS5	
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: Lane	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Triple	
Exterior: Mixed, Wood		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Wood		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: 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: 3	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Wood		Out Buildings:
Outdoor Area: Balcony(s), Patio(s) & Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL VAP5886 LT 10 BLK 934 DL 526 LD 36

Amenities:

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

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Garage Door Opener

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	22' X 15'	Above	Bedroom	12'6" X 11'3"			X
Main F.	Kitchen	12' X 14'	Above	Bedroom	12'6" X 11'3"			X
Main F.	Dining	14'6" X 15'3"	Bsmt	Recreation Room	20' X 16'			X
Main F.	Nook	11'6" X 14'	Bsmt	Hobby Room	10' X 14'			X
Main F.	Family Room	15'9" X 17'3"	Bsmt	Bedroom	11'3" X 14'			X
Main F.	Bedroom	11'6" X 14'	Bsmt	Bedroom	13' X 10'			X
Main F.	Den	14' X 11'			X			X
Main F.	Storage	0' X 0'			X			X
Above	Master Bedroom	21'6" X 14'6"			X			
Above	Bedroom	14'6" X 13'6"			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 2,107	Total # Rooms: 16	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 1,291	# Kitchens: 1	2 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down: 0	Finished Levels: 3	3 6 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt: 1,367	Crawl/Bsmt Height:	4 4 Piece; Ensuite: Y; Level: Above
Total Finished Floor SqFt: 4,765	Basement Area: Full, Fully Finished	5 4 Piece; Ensuite: N; Level: Above
		6 4 Piece; Ensuite: N; Level: Bsmt
Unfinished Floor: 0	Suite:	7
Grand Total Floor Area: 4,765		8

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

An elegant Shaughnessy home on a beautiful 64x125' south facing lot. This 4765 sq ft home has an irreplaceable floor plan with extra large main floor offering grand high ceiling foyer, entertainment sized living & dining rooms. Bright kitchen with a generous eating area overlooking a beautiful private garden. Guest bedroom with ensuite on main plus a separate den. Top floor has a large master bedroom & 3 other bedrooms. Lower level finished with spacious recreation room, hobby room & 2 more bedrooms. Radiant floor heat, sauna, 3 car garage & more. Close to Oakridge Mall & transit, Vancouver College, York House, Little Flower Academy & a short drive to UBC. A bright & comfortable home in desirable quiet location.