

Presented by:
Margaret Leung
 Re/Max Margaret Leung Realty
 Phone: 604-263-2823
 Email: mleun22@telus.net
 Website: margaretleungrealty.com

Vancouver West, Quilchena Residential Detached
2225 MCMULLEN AV, V6L 2E2 **MLS# V1100634** **Active**



List Price: \$4,780,000

Complex/Subdiv: N

Frontage: 52.00 ft	Bedrooms: 5	PID: 007-088-167
Depth/Size: 120	Bathrooms: 6	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 5	Approx Yr Blt: 2015
Rear Yard Exp:	Half Baths: 1	Age at List Date: 0
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$9,483 (2014)
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: Asphalt		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: N - new construction
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Patio(s), Sundeck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL VAP9119 LT 15 BLK 555 DL 526 LD 36

Amenities:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	20' X 13'	Above	Bedroom	11' X 11'10			X
Main F.	Kitchen	13'10 X 14'6	Bsmt	Recreation Room	17'4 X 20'2			X
Main F.	Dining	15'2 X 10'2	Bsmt	Media Room	13'8 X 16'6			X
Main F.	Nook	9' X 8'9	Bsmt	Games Room	14' X 14'6			X
Main F.	Wok Kitchen	0' X 0'	Bsmt	Bedroom	10'8 X 10'10			X
Main F.	Family Room	16'10 X 13'10	Bsmt	Laundry	0' X 0'			X
Main F.	Den	11' X 11'2						X
Above	Master Bedroom	14'4 X 16'2						X
Above	Bedroom	13'8 X 10'6						X
Above	Bedroom	11'8 X 11'2						X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,446	Total # Rooms: 16	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 1,263	# 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: 1,591	Crawl/Bsmt Height:	4 4 Piece; Ensuite: N; Level: Above
Total Finished Floor SqFt: 4,300	Basement Area: Full, Fully Finished	5 4 Piece; Ensuite: N; Level: Bsmt
		6 3 Piece; Ensuite: N; Level:Bsmt
Unfinished Floor: 0	Suite:	7
Grand Total Floor Area: 4,300		8

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

One of the best designed and built house in Quilchena within steps to Prince of Wales School. Excellent master european craftsmanship with high end finishings throughout. Main floor features entertainment sized living and dining rooms with white oak hardwood floor. Spectacular gourmet kitchen w/ custom cabinets & top appliances & wok room. Family room w/ eclipse door opens to private backyard. Upper floor offers sumptuous master suite w/ spa-like ensuite plus 3 other bedrooms all w/ walk-in closets. Lower level has an incredible recreation room w/ adjoining media room, wine room and a separate nanny/in-law suite. High Ceiling, A/C, HRV, millwork, linear fireplace & many other great features. YOU WILL BE IMPRESSED!