

Presented by:
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Vancouver West, Dunbar MLS# V1106655 Residential Detached
3503 W 18TH AV, V6S 1A9 **Active**



List Price: \$4,188,000

Complex/Subdiv:

Frontage: 46.60 ft	Bedrooms: 4	PID: 012-605-913
Depth/Size: 109.2	Bathrooms: 5	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 4	Approx Yr Blt: 2015
Rear Yard Exp: N	Half Baths: 1	Age at List Date: 0
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$7,858 (2014)
Flood Plain:	Zoning: RS-5	

View: Y - Water, Mountain & City
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home: 2 Storey w/Bsmt.	Total Parking: 2	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Lane	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double	
Exterior: Mixed		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Metal		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 constructio
Fireplace Fuel: Electric		Out Buildings:
Outdoor Area: Balcony(s); Patio(s) or Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL VAP3576 LT 33 BLK 28 DL 139 LD 36 32, BLOCK 28, PLAN VAP3576, PART E1/2, DISTRICT L

Amenities:

Site Influences: Central Location, Private Setting, Shopping Nearby

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'6" X 12'4"	Bsmt	Media Room	12'4" X 19'			X
Main F.	Dining	14'6" X 12'4"	Bsmt	Bedroom	10'3" X 12'6"			X
Main F.	Family Room	18'2" X 12'4"						X
Main F.	Kitchen	14' X 9'3"						X
Main F.	Nook	13'3" X 8'2"						X
Main F.	Wok Kitchen	0' X 0'						X
Above	Master Bedroom	13'8" X 18'1"						X
Above	Bedroom	12'6" X 12'4"						X
Above	Bedroom	14'6" X 9'6"						X
Bsmt	Recreation Room	18'4" X 28'9"						X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,143	Total # Rooms: 12	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 1,072	# 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: 1,281	Crawl/Bsmt Height:	4 4 Piece; Ensuite: Y; Level: Above
Total Finished Floor SqFt: 3,495	Basement Area: Full, Fully Finished	5 3 Piece; Ensuite: N; Level: Bsmt
		6
Unfinished Floor: 0	Suite:	7
Grand Total Floor Area: 3,495		8

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

Impressive architect designed new home with SPECTACULAR WATER, CITY and MOUNTAIN VIEW on a quiet corner lot. Offering 3495 sq.ft. of luxuriously finished living space. High ceiling. Large family room. Upper floor has deluxe master suite with spa-like ensuite and 2 other large bedrooms with ensuites. All bedrooms have balcony to watch the fireworks and lovely view. Lower level is an entertainment paradise for the family with an oversized recreation room, wine room, media room, sauna and steam room. Truly one of a kind in a great location. Lord Byng High and Lord Kitchener Elementary catchment. GST INCLUDED.