

Presented by:
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Vancouver West, South Granville Residential Detached
6388 MARGUERITE ST, V6M 3L4 MLS# V1114732 **Active**



List Price: \$4,880,000

Complex/Subdiv:

Frontage: 72.75 ft	Bedrooms: 5	PID: 011-139-226
Depth/Size: 125.5	Bathrooms: 5	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 4	Approx Yr Blt: 1926
Rear Yard Exp: E	Half Baths: 1	Age at List Date: 89
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$14,232 (2014)
Flood Plain:	Zoning: RS-3	

View:
 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, Stucco		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Wood		Dist to School Bus:
Renovations: Addition, Partly	Reno Year: 2005	Possession:
Flooring: Hardwood, Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Hot Water		Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: N - tenanted property
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Sundeck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL VAP5530 LT B BLK 8 DL 526 LD 36 OF LOT 2 OF BLK 3.

Amenities:

Site Influences: Central Location, Private Setting, Private Yard, 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	23' X 14'	Above	Bedroom	12'7 X 11'9			X
Main F.	Dining	13' X 14'	Bsmt	Recreation Room	32' X 13'6			X
Main F.	Kitchen	12'6 X 11'6	Bsmt	Bedroom	14' X 11'			X
Main F.	Nook	10' X 9'3	Bsmt	Den	0' X 0'			X
Main F.	Family Room	17'2 X 11'	Bsmt	Laundry	0' X 0'			X
Main F.	Mud Room	9'6 X 3'10	Bsmt	Storage	0' X 0'			X
Main F.	Other	10' X 9'4			X			X
Above	Master Bedroom	16' X 12'5			X			X
Above	Bedroom	11'6 X 11'6			X			
Above	Bedroom	13' X 10'			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,496	Total # Rooms: 16	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 1,306	# Kitchens: 1	2 5 Piece; Ensuite: N; Level: Above
Finished Floor Down: 0	Finished Levels: 3	3 4 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt: 1,458	Crawl/Bsmt Height:	4 4 Piece; Ensuite: Y; Level: Above
Total Finished Floor SqFt: 4,260	Basement Area: Full, Fully Finished	5 3 Piece; Ensuite: N; Level: Bsmt
		6
Unfinished Floor: 0	Suite:	7
Grand Total Floor Area: 4,260		8

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

Beautiful family home in a quiet neighbourhood with charming street appeal. Extensive addition and renovations in 2005 and 2007. Cross hall plan. Hardwood floors on the main and up. Living room has French doors overlooking the professional landscaped garden. Family room with built-in wall unit. Gourmet kitchen with eating area and adjoining sitting area. Mud room. 4 bedrooms up including master bedroom with 2 walk-in closets and deluxe ensuite, 2nd bedroom with newer ensuite. Basement is finished with huge recreation room, bedroom, den, laundry, storage. Gorgeous private backyard. Walking distance to Magee High School and Maple Grove Elementary. Fixed lease to Dec. 31, 2015 @ \$6000/month.