

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

Vancouver West, Kerrisdale MLS# V1114272 Residential Detached
5919 LARCH ST, V6M 4E5 **Active**



List Price: \$3,598,000

Complex/Subdiv:

Frontage: 44.00 ft	Bedrooms: 4	PID: 012-591-602
Depth/Size: 125	Bathrooms: 6	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 5	Approx Yr Blt: 2015
Rear Yard Exp: W	Half Baths: 1	Age at List Date: 0
Meas Type: Feet	If New GST/HST Incl:	Taxes: (2014)
Flood Plain:	Zoning: RS-5	

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		
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: 1	R/I Fireplaces:	Property Disclosure: N - new construction
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Patio(s) & Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL VAP3578 LT 20 BLK 16 DL 526 LD 36 GROUP 1, AMD (SEE 305569L) OF LOT 2.

Amenities:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Features Incl: Air Conditioning, Clothes Washer/Dryer/Fridge/Stove/DW, Heat Recov. Vent., Security System

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	10'8" X 11'4"	Bsmt	Recreation Room	17'6" X 17'6"			X
Main F.	Dining	11'4" X 12'6"	Bsmt	Media Room	14'9" X 13'			X
Main F.	Foyer	8'2" X 10'	Bsmt	Bedroom	11'6" X 11'6"			X
Main F.	Family Room	13'4" X 15'6"	Bsmt	Hobby Room	12' X 10'3"			X
Main F.	Kitchen	15'6" X 9'3"	Bsmt	Laundry	8'6" X 8'			X
Main F.	Wok Kitchen	7'9" X 7'						X
Main F.	Nook	15'6" X 8'2"						X
Above	Master Bedroom	14' X 15'6"						X
Above	Bedroom	12' X 11'9"						X
Above	Bedroom	12'3" X 13'						X

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	1,169	Total # Rooms:	15
Finished Floor Up SqFt:	1,117	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	3
Finished Floor Bsmt SqFt:	1,314	Crawl/Bsmt Height:	
Total Finished Floor SqFt:	3,600	Basement Area:	Fully Finished
Unfinished Floor:	0	Suite:	7
Grand Total Floor Area:	3,600		8

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

BEST VALUE NEW HOME IN KERRISDALE with exceptional design and superior quality throughout. Main floor features high ceiling cross hall living and dining rooms, family room with eclipse doors open to large sunny western backyard, gourmet kitchen with top appliances, wok kitchen and eating area. Upper floor offers 3 ensuite bedrooms including master suite with a deluxe ensuite. Lower level has great entertainment space for the family with a spacious recreation room, media room, bedroom, den and 2 bathrooms. Hardwood floor, air-conditioning, steam shower and other great features. Pt. Grey High School & Kerrisdale Elementary catchment. Convenient central location close to community centre, park and shopping.