

Presented by:  
**Margaret Leung**  
 Re/Max Margaret Leung Realty  
 Phone: 604-263-2823  
 Email: [mleung22@telus.net](mailto:mleung22@telus.net)  
 Website: [margaretleungrealty.com](http://margaretleungrealty.com)

Vancouver West, Dunbar  
**4433 WALLACE ST, V6S 2J5**

**MLS# V1122566**

Residential Detached

**Active**



List Price: \$3,988,000

Complex/Subdiv:

Frontage:	50.00 ft	Bedrooms:	6	PID:	008-190-941
Depth/Size:	122	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:	\$7,731 (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:	2
Construction:	Frame - Wood	Parking Access:	Lane		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Mixed, Wood				
Rainscreen:		R/I Plumbing:		Dist to School Bus:	
Type of Roof:	Asphalt	Possession:			
Renovations:		Reno Year:		Title to Land:	Freehold NonStrata
Flooring:	Hardwood, Mixed	Seller's Interest:	Registered Owner	Mortgage Info:	\$0
Water Supply:	City/Municipal	Property Disclosure:	N - new construction		
Heat/Fuel:	Hot Water, Radiant	Out Buildings:			
No. of Fireplaces:	2	R/I Fireplaces:			
Fireplace Fuel:	Electric				
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:					

Legal: PL VAP8840 LT 20 BLK 77 DL 2027 LD 36 PART E 1/2, GROUP 1.  
 Amenities:  
 Site Influences: Central Location, Private Setting, Private Yard, Recreation 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	13'3" X 11'6"	Above	Bedroom	13' X 10'			X
Main F.	Dining	15'4" X 9'6"	Bsmt	Recreation Room	22'4" X 13'			X
Main F.	Den	10'10" X 9'2"	Bsmt	Media Room	16'6" X 13'			X
Main F.	Family Room	12'6" X 12'9"	Bsmt	Bedroom	12'3" X 10'9"			X
Main F.	Kitchen	9'3" X 14'9"	Bsmt	Bedroom	11' X 9'6"			X
Main F.	Wok Kitchen	6' X 9'			X			X
Main F.	Nook	8'6" X 12'9"			X			X
Above	Master Bedroom	14'2" X 13'			X			X
Above	Bedroom	12'6" X 9'6"			X			
Above	Bedroom	10' X 9'			X			

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	15	<b>Bathrooms</b>	
Main Floor Area SqFt:	1,246	# Kitchens:	1	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	1,130	Finished Levels:	3	2	5 Piece; Ensuite: Y; Level: Above
Finished Floor Down:	0	Crawl/Bsmt Height:		3	4 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt:	1,413	Basement Area:	Fully Finished	4	4 Piece; Ensuite: Y; Level: Above
Total Finished Floor SqFt:	3,789			5	3 Piece; Ensuite: Y; Level: Bsmt
				6	3 Piece; Ensuite: N; Level:Bsmt
Unfinished Floor:	0	Suite:		7	
Grand Total Floor Area:	3,789			8	

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

Prime Dunbar location near St. George's School & Chaldecott Park. Quality built new home on a quiet beautiful 50 x 122 ft lot. Attractive open floor plan offering 3789 sq. ft. of luxurious living space. 10' ceiling on main. Family room w/doors open to western backyard. Gourmet kitchen w/ deluxe cabinetry and Caesar stone countertops & top appliances as well as fully equipped Wok kitchen. Top floor has 4 bedrooms w/ 3 bathrooms. Master suite w/ a large balcony. Lower level has recreation room w/ doors open to backyard; media room, 2 bedrooms and 2 bathrooms. Featuring air-conditioning, HRV, wine cellar, sauna, steam shower, security camera, professional landscape and more. School catchment: Lord Kitchener & Lord Byng High.