

Presented by:
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Vancouver West, MacKenzie Heights Residential Detached
4961 TRAFALGAR ST, V6N 1B4 **MLS# V1138327** **Active**



List Price: \$3,988,000

Complex/Subdiv:

| | | |
|---------------------|----------------------|---------------------------|
| Frontage: 50.00 ft | Bedrooms: 5 | PID: 011-116-871 |
| Depth/Size: 119.8 | Bathrooms: 6 | Type: House/Single Family |
| Lot Area SqFt: 0.00 | Full Baths: 5 | Approx Yr Blt: 2013 |
| Rear Yard Exp: W | Half Baths: 1 | Age at List Date: 2 |
| Meas Type: Feet | If New GST/HST Incl: | Taxes: \$11,319 (2015) |
| 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: Front | |
| 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: | | 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: Y |
| Fireplace Fuel: Gas - Natural | | Out Buildings: |
| Outdoor Area: Patio(s), Sundeck(s) | | |
| Pad Rental: | | |
| Fixtures Leas: N | | |
| Fixt Removed: | | |

Legal: PL VAP5567 LT A BLK 48 DL 2027 LD 36

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 | 15'8 X 10'9 | Main F. | Bedroom | 10'9 X 9'8 | | | X |
| Main F. | Dining | 15' X 11'6 | Main F. | Bedroom | 11' X 9' | | | X |
| Main F. | Den | 11' X 9' | Bsmt | Recreation Room | 18'6 X 12'3 | | | X |
| Main F. | Kitchen | 14'6 X 8'9 | Bsmt | Media Room | 15' X 14'4 | | | X |
| Main F. | Nook | 12'6 X 7' | Bsmt | Bedroom | 10'10 X 10' | | | X |
| Main F. | Family Room | 12'6 X 9'6 | Bsmt | Hobby Room | 14' X 11' | | | X |
| Main F. | Wok Kitchen | 5' X 8'6 | Bsmt | Games Room | 7'10 X 7' | | | X |
| Main F. | Mud Room | 5'6 X 5'4 | | | X | | | X |
| Above | Master Bedroom | 15'4 X 12'4 | | | X | | | |
| Above | Bedroom | 10'6 X 11' | | | X | | | |

| | | |
|----------------------------------|-------------------------------------|---------------------------------------|
| Floor Area (SqFt): | | Bathrooms |
| Main Floor Area SqFt: 1,215 | Total # Rooms: 17 | 1 2 Piece; Ensuite: N; Level: Main F. |
| Finished Floor Up SqFt: 1,145 | # 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: 1,405 | Crawl/Bsmt Height: | 4 4 Piece; Ensuite: N; Level: Above |
| Total Finished Floor SqFt: 3,765 | Basement Area: Full, Fully Finished | 5 3 Piece; Ensuite: N; Level: Bsmt |
| | | 6 3 Piece; Ensuite: N; Level:Bsmt |
| Unfinished Floor: 0 | Suite: | 7 |
| Grand Total Floor Area: 3,765 | | 8 |

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

Luxurious custom built home in prime Mackenzie Heights. Quality construction and exquisite finishing details throughout. High ceiling floor plan offering an open living-dining room and private office. Spacious gourmet kitchen with top appliances, wok kitchen and mud room. Upper floor consists of 4 ensuite bedrooms with 3 bathrooms. Master suite features a large balcony, walk-in closet and spa-like bathroom. Lower level has large recreation room, media room, 1-2 bedrooms & 2 bathrooms. Bonus gated driveway leads to 3 car garage and private backyard. Kerrisdale Elem & Pt. Gret High catchment. A wonderful family home in a great location.