



Presented by:  
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**Active**  
**R2009229**  
 Board: V  
 House/Single Family

**6091 OLYMPIC STREET**  
 Vancouver West  
 Southlands  
 V6N 1Z8

Residential Detached  
**\$3,498,000** (LP)  
 (SP) **M**



Sold Date: Frontage (feet): **72.00** Approx. Year Built: **1969**  
 Depth / Size (ft.): **152.17** Bedrooms: **4** Age: **46**  
 Lot Area (sq.ft.): **10,956.00** Bathrooms: **4** Zoning: **RS-5**  
 Flood Plain: Full Baths: **3** Gross Taxes: **\$9,516.56**  
 Rear Yard Exp: **West** Half Baths: **1** For Tax Year: **2015**  
 Approval Req?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **008-724-318**

View: :  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **3 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed, Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations: **Partly** Reno. Year: **1986**  
 # of Fireplaces: **3** R.I. Plumbing:  
 Fireplace Fuel: **Gas - Natural** R.I. Fireplaces:  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air**  
 Outdoor Area: **Patio(s)**  
 Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: :  
 Floor Finish: **Wall/Wall/Mixed**

Legal: **PL VAP13169 LT C BLK 7 DL 320 LD 36**  
 Amenities: **Swirlpool/Hot Tub**  
 Site Influences: **Golf Course Nearby, Private Setting, Recreation Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Hot Tub Spa/Swirlpool, Security System, Sprinkler - Inground**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'6 x 13'10	Above	Bedroom	11'6 x 14'			x
Main	Living Room	23'6 x 14'8	Above	Bedroom	12' x 14'			x
Main	Dining Room	12' x 14'8	Above	Walk-In Closet	4'4 x 8'4			x
Main	Eating Area	12' x 8'10	Below	Flex Room	12' x 24'			x
Main	Kitchen	12' x 13'3	Below	Utility	15'4 x 7'			x
Main	Master Bedroom	15'2 x 14'2			x			x
Main	Bedroom	11'6 x 15'9			x			x
Main	Walk-In Closet	10' x 8'			x			x
Main	Laundry	8'6 x 12'			x			
Main	Office	6' x 5'6			x			

Finished Floor (Main): <b>2,083</b>	# of Rooms: <b>15</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>627</b>	# of Kitchens: <b>1</b>	1	Main	2	No	Barn:
Finished Floor (Below): <b>604</b>	# of Levels: <b>3</b>	2	Main	5	Yes	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	Suite: <b>None</b>	3	Above	5	No	Pool:
Finished Floor (Total): <b>3,314 sq. ft.</b>	Crawl/Bsmt. Height:	4	Below	3	No	Garage Sz:
	Beds in Basement: <b>0</b> Beds not in Basement: <b>4</b>	5				Door Height:
Unfinished Floor: <b>0</b>	Basement: <b>Partly Finished</b>	6				
Grand Total: <b>3,314 sq. ft.</b>		7				
		8				

Listing Broker(s): **RE/MAX Margaret Leung Realty** **Regent Park Realty Inc.**

**Rare opportunity to own this gracious home in a great Southland neighbourhood. Close to the park and golf courses. This extensively renovated house (in 1986) sits on a beautifully landscaped close to 11,000 sq. ft. lot. Spacious main floor has large principal rooms, generous master suite with full ensuite and a second bedroom (now family room). Fabulous kitchen and eating area open to private west facing backyard complete with sundeck and hot tub. 2 more bedrooms up. Lower level has family room or guest bedroom with built-in furniture. Close to Crofton House School, St. George's School, Southlands Elementary, Point Grey Secondary, UBC, bus & shopping. A wonderful family home or a retirement retreat in a quiet and yet convenient location.**