



Presented by:

# Margaret H Leung

RE/MAX Margaret Leung Realty

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**Active**  
**R2027741**

Board: V  
House/Single Family

## 707 W 28TH AVENUE

Vancouver West  
Cambie  
V5Z 2H5

Residential Detached

**\$4,388,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>50.60</b>	Original Price: <b>\$4,388,000</b>
Depth / Size (ft.):	Bedrooms:	<b>5</b>	Approx. Year Built: <b>2016</b>
Lot Area (sq.ft.):	Bathrooms:	<b>6</b>	Age: <b>0</b>
Flood Plain:	Full Baths:	<b>5</b>	Zoning: <b>RS-1</b>
Rear Yard Exp: <b>North</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$7,327.06</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>010-721-053</b>

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

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Stone, Stucco**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Gas - Natural**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Radiant**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:

Total Parking: **3** Covered Parking: **3** Parking Access:  
Parking: **Garage; Triple**  
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: **No** :  
Floor Finish: **Hardwood, Mixed**

Legal: **PL VAP7090 LT 9 BLK 718 DL 526 LD 36**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Heat Recov. Vent., Security System, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 13'	Above	Bedroom	9'3 x 10'			x
Main	Dining Room	14' x 10'6	Above	Walk-In Closet	7' x 7'			x
Main	Den	13' x 9'6	Bsmt	Recreation	24'9 x 14'10			x
Main	Kitchen	14'10 x 11'	Bsmt	Media Room	24'9 x 14'			x
Main	Nook	14' x 8'	Bsmt	Bedroom	11' x 10'6			x
Main	Wok Kitchen	5'6 x 8'9	Bsmt	Games Room	14' x 12'			x
Main	Family Room	16'4 x 13'	Bsmt	Laundry	7'3 x 8'3			x
Above	Master Bedroom	13'8 x 14'6						x
Above	Bedroom	12'6 x 10'						x
Main	Bedroom	12' x 12'3						x

Finished Floor (Main): **1,468**  
Finished Floor (Above): **1,199**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **1,583**  
Finished Floor (Total): **4,250 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **4,250 sq. ft.**

# of Rooms: **17**  
# of Kitchens: **2**  
# of Levels: **3**  
Suite:  
Crawl/Bsmt. Height:  
Beds in Basement: **1** Beds not in Basement: **4**  
Basement: **Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Above	5	Yes
3	Above	4	Yes
4	Above	4	No
5	Bsmt	4	No
6	Bsmt	3	No
7			
8			

Outbuildings  
Barn:  
Worksh/Shed:  
Pool:  
Garage Sz:  
Door Height:

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

**Luxurious new home on a south facing 50 x 125 ft. corner lot with great street appeal. Offering 4250 sq.ft. of superb construction and finishing details throughout. Main floor features open living and dining rooms, den, gourmet kitchen and wok room with top appliances. Upper floor has a spacious master suite with luxurious ensuite and 3 other bedrooms. Lower level finished with a theatre room, large recreation room, games room, bedroom, 2 bathrooms. Special features including high ceiling, 2 steam showers, deluxe window blinds, built-in speakers, home theatre system, lime stone exterior front, fenced yard, 3 car garage and many more. Emily Carr Elementary & Eric Hamber High school catchment. Walk to Canada Line, shopping and QE Park. A great home in a beautiful central location.**