



Presented by:

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Active
R2133134
Board: V
House/Single Family

1186 W 48TH AVENUE

Vancouver West
South Granville
V6M 2N7

Residential Detached

\$6,888,000 (LP)

(SP)



Sold Date:	Frontage (feet):	60.00	Original Price: \$6,888,000
Meas. Type: Feet	Bedrooms:	6	Approx. Year Built: 2017
Depth / Size: 122.8	Bathrooms:	5	Age: 0
Lot Area (sq.ft.): 7,363.00	Full Baths:	4	Zoning: RS-1
Flood Plain:	Half Baths:	1	Gross Taxes: \$10,632.70
Rear Yard Exp: South	Approval Req?:		For Tax Year: 2016
If new, GST/HST inc?:	Tax Inc. Utilities?:	No	P.I.D.: 010-623-361
	Tour:		

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

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

Total Parking: **4** Covered Parking: **4** Parking Access: **Lane**
Parking: **DetachedGrge/Carport**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Mixed**

Legal: **PL VAP7415 LT 8 BLK 10 DL 526 LD 36**

Amenities:

Site Influences: **Central Location, Private Setting, Private Yard, 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	13'10 x 12'	Above	Bedroom	11' x 10'10"			x
Main	Kitchen	12' x 13'6"	Above	Bedroom	11'4 x 10'10"			x
Main	Dining Room	11' x 11'3"	Bsmt	Recreation	30'10 x 13'6"			x
Main	Den	10'10 x 11'10"	Bsmt	Media Room	13'4 x 14'6"			x
Main	Eating Area	11' x 16'	Bsmt	Games Room	16'3 x 14'6"			x
Main	Family Room	16' x 13'10"	Bsmt	Bedroom	13'4 x 11'6"			x
Main	Wok Kitchen	5'10 x 13'5"	Bsmt	Bedroom	13'6 x 11'3"			x
Main	Mud Room	5'10 x 7'7"	Bsmt	Laundry	13'4 x 7'4"			x
Above	Master Bedroom	13' x 15'6"						x
Above	Bedroom	11'4 x 12'						x

Finished Floor (Main):	1,619	# of Rooms:	18	Bath	1	Floor	Main	# of Pieces	2	Ensuite?	No	Outbuildings
Finished Floor (Above):	1,253	# of Kitchens:	2		2		Above		5		Yes	Barn:
Finished Floor (Below):	0	# of Levels:	3		3		Above		4		Yes	Workshop/Shed:
Finished Floor (Basement):	1,778	Suite:	None		4		Above		4		No	Pool:
Finished Floor (Total):	4,650 sq. ft.	Crawl/Bsmt. Height:			5		Bsmt		4		No	Garage Sz:
Unfinished Floor:	0	Beds in Basement:	2	Beds not in Basement:	4							Door Height:
Grand Total:	4,650 sq. ft.	Basement:	Full, Fully Finished									

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

Elegant Shaughnessy style new home in prime S Granville with great street appeal. Excellent European master craftsmanship with attention to details. Exterior finished with high quality materials of natural wood and stone. 10' ceiling main floor. Chef's kitchen & wok room with granite countertops and lots of storage cabinets as well as mud room. Upper floor offers luxurious master suite and 3 more bedrooms. Well-designed lower level has a recreation room, a fully equipped media room, games room, wine room & 2 bedrooms. Other features including European imported tiles, extensive top quality woodwork & millwork and built-ins throughout, Miele & Bosch appliances, deluxe light fixtures, built-in speakers, 4 car garage and much more. Absolutely gorgeous!