



Presented by:

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Active
R2178029
Board: V
House/Single Family

1288 W 27TH AVENUE

Vancouver West
Shaughnessy
V6H 2B9

Residential Detached

\$4,788,000 (LP)

(SP)



Sold Date:	Frontage (feet):	50.00	Original Price: \$4,788,000
Meas. Type: Feet	Bedrooms:	6	Approx. Year Built: 1984
Depth / Size: 125	Bathrooms:	5	Age: 33
Lot Area (sq.ft.): 6,250.00	Full Baths:	5	Zoning: RS-5
Flood Plain:	Half Baths:	0	Gross Taxes: \$12,762.88
Rear Yard Exp: South	Approval Req?:		For Tax Year: 2017
If new, GST/HST inc?:			Tax Inc. Utilities?:
			P.I.D.: 007-804-792
			Tour:
View:	:		
Complex / Subdiv:			
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water			

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **3**
 Fireplace Fuel: **Electric, Gas - Natural**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Baseboard, Hot Water**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Wood**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
 Parking: **Garage; Double**
 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: **Mixed**

Legal: **PL VAP6011 LT 2 BLK 713 DL 526 LD 36**

Amenities:

Site Influences: **Central Location, Private Setting, Private Yard, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Security System, Sprinkler - Inground**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'3 x 20'3	Above	Bedroom	10'4 x 11'4			x
Main	Dining Room	14'3 x 12'2	Bsmt	Recreation	12'11 x 22'10			x
Main	Family Room	13'10 x 16'7	Bsmt	Bedroom	7'11 x 10'4			x
Main	Kitchen	13'2 x 12'5	Bsmt	Laundry	8'7 x 6'5			x
Main	Eating Area	11'3 x 16'6			x			x
Main	Bedroom	10'4 x 14'3			x			x
Above	Master Bedroom	11'9 x 17'11			x			x
Above	Other	14'3 x 5'10			x			x
Above	Bedroom	9'10 x 13'2			x			
Above	Bedroom	10'5 x 13'2			x			

Finished Floor (Main): **1,635**
 Finished Floor (Above): **1,349**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **899**
 Finished Floor (Total): **3,883 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **3,883 sq. ft.**

of Rooms: **14**
 # of Kitchens: **1**
 # of Levels: **3**
 Suite: **None**
 Crawl/Bsmt. Height:
 Beds in Basement: **1** Beds not in Basement: **5**
 Basement: **Fully Finished, Partly Finished**

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

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

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

Well maintained family home in prime second Shaughnessy close to park, shopping and schools. Irreplaceable floor plan offering double height ceiling foyer. Large main floor with entertainment sized living & dining rooms, guest bedroom, spacious family room with adjoining eating area and kitchen opens to large south facing sundeck. Generous master suite with sitting area and 3 other bedrooms. Lower level has recreation room, bedroom, bathroom and laundry. Double attached garage. Sunny southern backyard. close to York House, Little Flower, Vancouver college, Shaughnessy Elementary and Eric Hamber Secondary. A warm home to raise your family in a super location.