



Presented by:

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Active
R2202206
Board: V
House/Single Family

7338 ANGUS DRIVE

Vancouver West
South Granville
V6P 5J9

Residential Detached

\$4,880,000 (LP)
(SP)



Sold Date:	Frontage (feet):	56.00	Original Price: \$4,880,000
Meas. Type: Feet	Bedrooms:	6	Approx. Year Built: 1989
Depth / Size: 120	Bathrooms:	5	Age: 28
Lot Area (sq.ft.): 6,720.00	Full Baths:	4	Zoning: RS-1
Flood Plain:	Half Baths:	1	Gross Taxes: \$11,143.31
Rear Yard Exp: East			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 003-090-078
			Tour:

View: **No** :
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

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

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

Total Parking: **4** Covered Parking: **2** 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, Wall/Wall/Mixed**

Legal: **PL VAP5495 LT 2 BLK 2 DL 325A LD 36 OF BLK A & B & DL 526.**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'1 x 14'6	Above	Bedroom	12'6 x 11'1			x
Main	Dining Room	17'10 x 14'10	Above	Bedroom	12'6 x 10'6			x
Main	Kitchen	14'11 x 8'9	Above	Bedroom	11'9 x 10'5			x
Main	Eating Area	11'5 x 10'3	Bsmt	Recreation	18' x 14'			x
Main	Family Room	17'4 x 11'5	Bsmt	Bedroom	12'4 x 10'8			x
Main	Den	13'5 x 9'11	Bsmt	Bedroom	11'3 x 7'3			x
Main	Laundry	6'8 x 6'4	Bsmt	Walk-In Closet	7'6 x 4'3			x
Main	Foyer	12'7 x 8'						x
Above	Master Bedroom	16'1 x 14'7						x
Above	Walk-In Closet	7'11 x 6'6						x

Finished Floor (Main): **1,699**
Finished Floor (Above): **1,321**
Finished Floor (Below): **0**
Finished Floor (Basement): **1,070**
Finished Floor (Total): **4,090 sq. ft.**

Unfinished Floor: **0**
Grand Total: **4,090 sq. ft.**

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

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

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

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

Luxmore Realty

Attractive Georgian style home n Angus Dr. in prestigious S. Granville. Level 56 x 120 ft. lot. Beautifully updated and maintained offering high ceiling foyer, x-hall living and dining rooms; renovated kitchen with spacious eating area. 4 bedrooms up (3 bathrooms). Lower level finished with a one or two bedroom guest suite. Close to shopping, bus route and the new Arbutus Greenway. Magee High and McKennie catchment. A great home to raise a family.