



Presented by:
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Active **R2234398** **6137 ADERA STREET** Residential Detached
 Board: V Vancouver West **\$7,890,000** (LP)
 House/Single Family South Granville V6M 3J5 (SP) **M**



Sold Date: Frontage (feet): **76.50** Original Price: **\$7,890,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1988**
 Depth / Size: **125.5** Bathrooms: **6** Age: **30**
 Lot Area (sq.ft.): **9,600.75** Full Baths: **5** Zoning: **RS-3**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$16,824.04**
 Rear Yard Exp: **West** For Tax Year: **2017**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **010-043-225**
 Tour:
 View: :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey w/Bsmt.** Total Parking: **3** Covered Parking: **3** Parking Access: **Rear**
 Construction: **Frame - Wood** Parking: **Garage; Triple**
 Exterior: **Stucco** Dist. to Public Transit: Dist. to School Bus:
 Foundation: **Concrete Perimeter** Title to Land: **Freehold NonStrata**
 Rain Screen: Reno. Year:
 Renovations: R.I. Plumbing:
 # of Fireplaces: **3** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas, Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Other**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Mixed**

Legal: **PL VAP5279 LT 15 BLK 3 DL 526 LD 36. OF LOT 3.**
 Amenities:
 Site Influences:
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 14'	Above	Bedroom	12'4 x 12'			x
Main	Dining Room	15' x 13'6	Bsmt	Recreation Ro...	32'11 x 11'6			x
Main	Family Room	19'7 x 11'	Bsmt	Media Room	23'6 x 17'			x
Main	Kitchen	20' x 12'	Bsmt	Bedroom	12'9 x 12'3			x
Main	Laundry	11' x 9'3	Bsmt	Storage	15' x 7'8			x
Main	Bedroom	11'10 x 11'						x
Main	Den	11'8 x 11'						x
Above	Master Bedroom	19'9 x 19'6						x
Above	Walk-In Closet	9' x 8'7						x
Above	Bedroom	13'7 x 11'8						x

Finished Floor (Main):	2,313	# of Rooms:	15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,671	# of Kitchens:	1	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels:	3	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	1,720	Suite:	None	3	Above	6	Yes	Pool:
Finished Floor (Total):	5,704 sq. ft.	Crawl/Bsmt. Height:		4	Above	4	Yes	Garage Sz:
Unfinished Floor:	0	Beds in Basement:	1	5	Above	3	Yes	Door Height:
Grand Total:	5,704 sq. ft.	Basement:	Full, Fully Finished	6	Bsmt	4	No	
				7				
				8				

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

Located in one of the most sought after streets in prestigious S. Granville. This beautiful property sits on 76.5' frontage level lot. Price includes bonus of approved City building plans ready for immediate construction of over 5800 sq ft new home with huge exterior deck and a 3-car garage. You save almost 2 years of application time. Existing house is very livable. Maple Grove Elementary and Magee Secondary school catchment. A rare opportunity in a gorgeous neighborhood with many beautiful high end new homes.