



Presented by:

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Active
R2247852
Board: V
House/Single Family

5568 ALMA STREET

Vancouver West
Dunbar
V6N 1Y1

Residential Detached

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



Sold Date:	Frontage (feet):	37.50	Original Price: \$4,388,000
Meas. Type: Feet	Bedrooms:	7	Approx. Year Built: 2017
Depth / Size: 136.8	Bathrooms:	8	Age: 1
Lot Area (sq.ft.): 5,130.00	Full Baths:	5	Zoning: RS-5
Flood Plain:	Half Baths:	3	Gross Taxes: \$5,695.64
Rear Yard Exp: East			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 013-090-313
			Tour: Virtual Tour URL

<https://vimeo.com/260570871/>

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: **2**
Fireplace Fuel: **Natural Gas**
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: **2** Covered Parking: **1** Parking Access: **Lane**
Parking: **Carport & Garage**

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, Laminate, Mixed**

Legal: **PL VAP3151 LT 4 BLK 4 DL 320 LD 36. OF LOTS 44 & 45.**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Heat Recov. Vent.**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'5" x 14'6"	Bsmt	Recreation	15'3" x 16'6"			x
Main	Dining Room	13'5" x 11'	Bsmt	Laundry	8'2" x 9'7"			x
Main	Kitchen	12'7" x 16'1"	Bsmt	Wine Room	4' x 5'			x
Main	Family Room	13' x 15'2"	Bsmt	Living Room	12'11" x 10'4"			x
Main	Foyer	9' x 6'6"	Bsmt	Kitchen	12'11" x 8'1"			x
Above	Master Bedroom	15'7" x 13'	Bsmt	Bedroom	10'4" x 12'			x
Above	Walk-In Closet	11' x 5'	Below	Living Room	10'10" x 7'6"			x
Above	Bedroom	11' x 11'6"	Below	Kitchen	10'10" x 8'2"			x
Above	Bedroom	11' x 10'6"	Below	Bedroom	9' x 9'9"			
Above	Bedroom	11' x 10'6"	Below	Bedroom	9' x 9'9"			

Finished Floor (Main): 1,071	# of Rooms: 20	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 1,146	# of Kitchens: 3	1	Main	2	No	Barn:
Finished Floor (Below): 0	# of Levels: 3	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement): 1,210	Suite: Legal Suite	3	Above	4	Yes	Pool:
Finished Floor (Total): 3,427 sq. ft.	Crawl/Bsmt. Height:	4	Above	4	No	Garage Sz:
	Beds in Basement: 1 Beds not in Basement: 6	5	Bsmt	2	No	Door Height:
	Basement: Full, Fully Finished	6	Bsmt	4	No	
Unfinished Floor: 0		7	Below	2	No	
Grand Total: 3,427 sq. ft.		8	Below	4	No	

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

Impressive custom built home on beautiful street. 3427 sqft. of comfortable living space plus 647 sq.ft. laneway house (not included in total area). This home has a pleasant visual flow on the main flr with open living, dining & family rooms & includes a stunning chef's kitchen with Miele appliances. Upper floor offers a master suite with a deluxe ensuite. 3 other bdrms & 2 baths. Lower level finished with a recreation rm with wine cellar, powder rm & 1 bdrm legal suite. Bonus 2 bdrms & 1.5 bath laneway house. Features high ceiling, custom temperature controls, built-in speakers, 3 sets of laundry, air conditioning, wainscoting, modern light fixtures and much more. A great Dunbar location close to excellent schools, UBC, shopping & transit. Pt. Grey High & Southlands Elementary catchment