			Marg RE/MAX Pho www.ma	Presented by: aret H L(Margaret Leung Ine: 604-263-282 argaretleungrealt eun22@telus.net	Realty 3 y.com				Above Choud!"		
ctive			5568	5568 ALMA STREET				Residential Detached			
R2247852 Board: V			Va	Vancouver West Dunbar				\$ 4,388,000 (LP) 🚾			
louse/Single	e Family			V6N 1Y1					(SP) M		
As As .			Sold Date:		Fronta	ge (feet):	37.50	Original Pri	ce: \$4,388,000		
a new to the		Construction of the second sec	Meas. Type	: Feet	Bedroc		7	-	ar Built: 2017		
W.X.		- I A A A A A A A A A A A A A A A A A A	Depth / Siz		Bathro	oms:	8	Age:	1		
*3.6			and the second	q.ft.): 5,130.00	Full Ba	ths:	5	Zoning:	RS-5		
			Flood Plain		Half Ba	ths:	3	Gross Taxe	s: \$5,695.6		
			Rear Yard I	Exp: East				For Tax Ye	ar: 2017		
			Council App	orv?:				Tax Inc. Ut	ilities?: No		
			If new, GS	Г/HST inc?:				P.I.D.: 013	-090-313		
									ual Tour URL		
	5568		View:	:				https://vim	neo.com/260570871/		
			Complex / S	Subdiv:							
Such In -	A HELLE		Services Co	nnected: Electr	icity, Natura	l Gas, Sa	nitary Sev	ver, Water			
ater Supply: lel/Heating: utdoor Area: pe of Roof: gal:	Natural Gas City/Municipal Radiant Patio(s) & Deck(s Asphalt PL VAP3151 LT 4	Reno. Ye R.I. Plum R.I. Firep) BLK 4 DL 320 LD 36 Recreation Nearby,	bing: laces: . OF LOTS 44 & 4 Shopping Nearb	Property Disc PAD Rental: Fixtures Leas Fixtures Rmv Floor Finish: I5.	Freehold N ::: Yes ed:No :			School Bus:			
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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