



Presented by:

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Active
R2337393

Board: V
House/Single Family

4388 TOWNLEY STREET

Vancouver West
Quilchena
V6L 2G6

Residential Detached

\$5,888,000 (LP)

(SP)



Sold Date:	Frontage (feet):	51.80	Original Price: \$5,888,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 2019
Depth / Size: 120	Bathrooms:	7	Age: 0
Lot Area (sq.ft.): 6,216.00	Full Baths:	5	Zoning: RS-1
Flood Plain:	Half Baths:	2	Gross Taxes: \$10,767.93
Rear Yard Exp: East	Council Apprv?:		For Tax Year: 2018
If new, GST/HST inc?:			Tax Inc. Utilities?: No
			P.I.D.: 009-749-799
			Tour: Virtual Tour URL

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: **Full**
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Hot Water, Radiant**
Outdoor Area: **Fenced Yard, Patio(s), Sundeck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **3** Covered Parking: **3** Parking Access: **Lane**
Parking: **Garage; Triple**
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, Mixed**

Legal: **PL VAP9119 LT 4 BLK 556 DL 526 LD 36.**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11' x 23'	Above	Bedroom	13'6 x 9'6			x
Main	Dining Room	9' x 23'	Above	Bedroom	11'6 x 10'			x
Main	Den	14'9 x 10'2	Above	Bedroom	10'6 x 10'			x
Main	Kitchen	12'6 x 13'6	Bsmt	Recreation	24' x 16'			x
Main	Family Room	18'2 x 14'6	Bsmt	Media Room	14'3 x 16'			x
Main	Eating Area	9' x 7'8	Bsmt	Bedroom	14'3 x 14'			x
Main	Wok Kitchen	10' x 7'4						x
Main	Mud Room	7'4 x 7'						x
Above	Master Bedroom	19'8 x 13'						
Above	Walk-In Closet	10'6 x 5'						

Finished Floor (Main):	1,434	# of Rooms:	16	Bath	1	Main	2	Ensuite?	No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
Finished Floor (Above):	1,282	# of Kitchens:	2	2	Above	5	Yes			
Finished Floor (Below):	0	# of Levels:	3	3	Above	4	Yes			
Finished Floor (Basement):	1,547	Suite:	None	4	Above	4	Yes			
Finished Floor (Total):	4,263 sq. ft.	Crawl/Bsmt. Height:		5	Above	3	Yes			
Unfinished Floor:	0	Beds in Basement:	1	6	Bsmt	2	No			
Grand Total:	4,263 sq. ft.	Beds not in Basement:	4	7	Bsmt	4	Yes			
		Basement:	Full, Fully Finished	8						

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

One of the best designed and built homes in prime Quilchena close to Prince of Wales School. Great street appeal. Excellent European master craftsmanship with high end finishing throughout. Beautiful Great room to entertain your guests. Den is big enough to be granny's room. Chefs kitchen with custom cabinets, quartz countertops, designer wall tiles, top appliances & wok kitchen. Family room with eclipse door opens to private backyard. Mud room. Gorgeous master bedroom with deluxe ensuite featuring walk-in steam shower. 3 other bedrooms all with ensuite bathrooms. Lower level has a recreation room, media room, wine room and a nanny/inlaw bedroom with full ensuite. Features white oak hardwood floor, "Smart" house and sound system, 3 car garage etc. MUST VIEW TO APPRECIATE.