



Presented by:
Margaret H Leung
 RE/MAX Margaret Leung Realty
 Phone: 604-263-2823
 www.margaretleungrealty.com
 mleun22@telus.net



Active
R2375969
 Board: V
 House/Single Family

4388 TOWNLEY STREET

Vancouver West
 Quilchena
 V6L 2G6

Residential Detached

\$5,288,000 (LP)

(SP)



Sold Date: Frontage (feet): **51.80** Original Price: **\$5,288,000**
 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** For Tax Year: **2018**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **009-749-799**
 Tour: **Virtual Tour URL**

View: :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type:

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen: **Full**
 Renovations: Reno. Year:
 # of Fireplaces: **2** R.I. Plumbing:
 Fireplace Fuel: **Natural Gas** R.I. Fireplaces:
 Water Supply: **City/Municipal** Metered Water:
 Fuel/Heating: **Hot Water, Radiant**
 Outdoor Area: **Fenced Yard, Patio(s), Sundeck(s)**
 Type of Roof: **Asphalt**

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			x
Main	Mud Room	7'4" x 7'			x			x
Above	Master Bedroom	19'8" x 13'			x			x
Above	Walk-In Closet	10'6" x 5'			x			x

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