

Presented by:  
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Vancouver West, Shaughnessy  
**3783 CEDAR CR, V6J 2R7**

**MLS# V940852**

Residential Detached  
**Active**



List Price: **\$6,488,000**

Complex/Subdiv:

Frontage: **100.00 ft** Bedrooms: **5** PID: **011-542-331**  
 Depth/Size: **124** Bathrooms: **6** Type: **House/Single Family**  
 Lot Area SqFt: **0.00** Full Baths: **5** Approx Yr Blt: **1995**  
 Rear Yard Exp: **W** Half Baths: **1** Age at List Date: **17**  
 Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$17,193 (2011)**  
 Flood Plain: Zoning: **FSD**  
 View: **Y - MOUNTAIN AND WATER**  
 Serv. Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Foundation: **Concrete Perimeter**  
 Exterior: **Mixed**  
 Rainscreen:  
 Type of Roof: **Wood**  
 Renovations:  
 Flooring: **Hardwood, Mixed**  
 Water Supply: **City/Municipal**  
 Heat/Fuel: **Hot Water, Radiant**  
 No. of Fireplaces: **3**  
 Fireplace Fuel: **Gas - Natural**  
 Outdoor Area: **Patio(s) & Deck(s)**  
 Pad Rental:  
 Fixtures Leas: **N**  
 Fixt Removed:

Total Parking: Covered Parking: **3**  
 Parking Access: **Lane**  
 Parking Facilities: **Add. Parking Avail., Garage; Triple**  
 R/I Plumbing: Dist to Public Trans: Dist to School Bus:  
 Possession:  
 Reno Year: Title to Land: **Freehold NonStrata**  
 Seller's Interest: **Registered Owner**  
 Mortgage Info: **\$0**  
 R/I Fireplaces: Property Disclosure: **Y**  
 Out Buildings:

Legal: **PL VAP4502 LT 13 BLK 25 DL 526 LD 36**  
 Amenities:  
 Site Influences: **Central Location, Private Setting, Shopping Nearby**  
 Features Incl: **Air Conditioning, Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Heat Recov. Vent., Security System**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	22' X 16'	Above	Bedroom	12'6 X 13'			X
Main F.	Kitchen	16' X 12'	Above	Bedroom	12' X 12'			X
Main F.	Dining	16' X 14'	Above	Conservatory	11' X 11'			X
Main F.	Nook	16'6 X 12'6	Bsmt	Recreation Room	20'6 X 15'6			X
Main F.	Family Room	16' X 16'	Bsmt	Bedroom	0' X 0'			X
Main F.	Study	14' X 12'	Bsmt	Study	0' X 0'			X
Main F.	Den	0' X 0'	Bsmt	Laundry	13' X 15'			X
Main F.	Wok Kitchen	9' X 6'			X			X
Above	Master Bedroom	16' X 16'			X			
Above	Bedroom	13' X 14'			X			

**Floor Area (SqFt):**

Main Floor Area SqFt: **2,361**  
 Finished Floor Up SqFt: **1,863**  
 Finished Floor Down: **0**  
 Finished Floor Bsmt SqFt: **1,196**  
 Total Finished Floor SqFt: **5,420**

Total # Rooms: **17**  
 # Kitchens: **1**  
 Finished Levels: **3**  
 Crawl/Bsmt Height:  
 Basement Area: **Fully Finished**

**Bathrooms:**

1 **2 Piece; Ensuite: N; Level: Main F.**  
 2 **5 Piece; Ensuite: Y; Level: Above**  
 3 **4 Piece; Ensuite: Y; Level: Above**  
 4 **4 Piece; Ensuite: Y; Level: Above**  
 5 **4 Piece; Ensuite: Y; Level: Above**  
 6 **4 Piece; Ensuite: N; Level:Bsmt**  
 7  
 8

Unfinished Floor: **0**  
 Grand Total Floor Area: **5,420**

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

**This luxurious Tudor residence in First Shaughnessy is in mint condition. Attractive water and mountain view. Over 5420 sq ft of grand living space offering entertainment sized living and dining rooms, gourmet kitchen with wok-kitchen, spacious nook and adjoining family rm opens to an inviting deck perfect for outdoor entertainment. Music rm overlooking gorgeous backyard. Top floor features sumptuous master suite with sitting area and 3 other bedrooms all ensuited. Large bright recreation rm, bedroom & den down. 3 car attached garage. Beautiful matured landscaped garden. Air-conditioning, HRV, extensive millwork & more. Terrific neighbourhood for discerning buyer. Shaughnessy Elementary and Prince of Wales School catchment.**