



Presented by:
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Active R2157380 Board: V House/Single Family	7283 WILTSHIRE STREET Vancouver West South Granville V6P 5H4	Residential Detached \$4,988,000 (LP) (SP)
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Sold Date:	Frontage (feet):	65.04	Original Price: \$5,288,000
Meas. Type: Feet	Bedrooms:	6	Approx. Year Built: 2011
Depth / Size: 120	Bathrooms:	8	Age: 6
Lot Area (sq.ft.): 7,804.80	Full Baths:	6	Zoning: RS-6
Flood Plain:	Half Baths:	2	Gross Taxes: \$13,548.98
Rear Yard Exp: West			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 011-105-640
			Tour: Virtual Tour URL
View: No			
Complex / Subdiv:			
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water			

Style of Home: 2 Storey w/Bsmt.	Total Parking: 4	Covered Parking: 4	Parking Access: Lane, Rear
Construction: Frame - Wood	Parking: DetachedGrge/Carport		
Exterior: Mixed, Stone, Stucco			
Foundation: Concrete Perimeter	Dist. to Public Transit: NRBY	Dist. to School Bus: NRBY	
Rain Screen:	Title to Land: Freehold NonStrata		
Renovations:	Property Disc.: No		
# of Fireplaces: 1	PAD Rental:		
Fireplace Fuel: Gas - Natural	Fixtures Leased: No		
Water Supply: City/Municipal	Fixtures Rmvd: :		
Fuel/Heating: Radiant	Floor Finish: Hardwood, Wall/Wall/Mixed		
Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard			
Type of Roof: Asphalt			

Legal: **PL VAP5614 LT 11 BLK 11 DL 526 LD 36**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	16'2 x 15'11	Above	Bedroom	14'1 x 11'5			x
Main	Dining Room	15'8 x 9'	Above	Loft	20' x 17'8			x
Main	Living Room	15'8 x 16'1	Bsmt	Recreation Ro...	17' x 28'1			x
Main	Wok Kitchen	11'4 x 7'2	Bsmt	Media Room	16'3 x 17'8			x
Main	Family Room	15'3 x 12'8	Bsmt	Bedroom	14' x 13'4			x
Main	Den	11'4 x 14'	Bsmt	Bedroom	14'9 x 13'7			x
Main	Nook	10' x 7'8	Bsmt	Laundry	6' x 8'			x
Above	Master Bedroom	18'5 x 14'	Bsmt	Sauna	4'7 x 4'8			x
Above	Bedroom	15'2 x 11'			x			
Above	Bedroom	15'4 x 11'			x			

Finished Floor (Main): 1,601	# of Rooms: 18	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 1,969	# of Kitchens: 2	1	Main	2	No	Barn:
Finished Floor (Below): 0	# of Levels: 3	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement): 1,931	Suite:	3	Above	4	Yes	Pool:
Finished Floor (Total): 5,501 sq. ft.	Crawl/Bsmt. Height:	4	Above	4	Yes	Garage Sz:
	Beds in Basement: 2	5	Above	3	Yes	Door Height:
	Basement: Fully Finished	6	Above	2	No	
Unfinished Floor: 0		7	Bsmt	3	No	
Grand Total: 5,501 sq. ft.		8	Bsmt	4	Yes	

Listing Broker(s): **Macdonald Realty**

6 Bedroom - 5,500 sq.ft. 2011 custom built house in prestigious South Granville on a 65' x 120' lot. This spacious and fabulous family home has been classically designed w/ attention to fine details including extensive mill work.. Open concept living with high ceilings, entertainment sized living and dining rooms. Large and well appointed gourmet kitchen with functional wok kitchen and an attached family room. Upstairs features 4 bedrooms all with en-suite and a large and versatile loft. Basement contains a huge rec room, wet bar, sauna, media room and additional 2 bedrooms. 4car garage. Magee HighSchool, Maple Grove Elem. Close to the best private schools: Crofton House, St. George's. 15 minutes to YVR, UBC, Downtown FOR SALE BY COURT ORDER & APPROVAL OF SUPREME COURT.