



Presented by:

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Active
R2533687

Board: V
House/Single Family

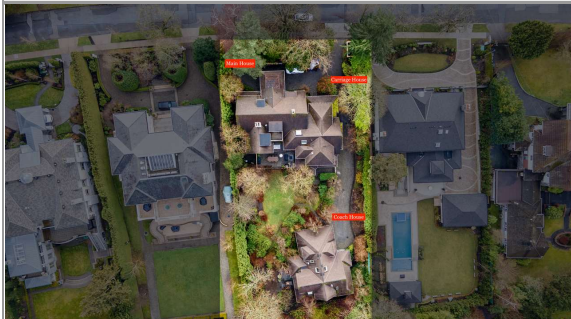
1637 ANGUS DRIVE

Vancouver West
Shaughnessy
V6J 4H2

Residential Detached

\$11,400,000 (LP)

(SP)



Sold Date:	Frontage (feet):	111.11	Original Price: \$11,400,000
Meas. Type: Feet	Bedrooms:	12	Approx. Year Built: 2003
Depth / Size: 255	Bathrooms:	12	Age: 18
Lot Area (sq.ft.): 27,036.00	Full Baths:	9	Zoning: FSHCA
Flood Plain: No	Half Baths:	3	Gross Taxes: \$83,112.70
Rear Yard Exp:			For Tax Year: 2020
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?: Yes			P.I.D.: 011-538-741
			Tour: Virtual Tour URL

View: **Yes: Mountains from 2nd floor**

Complex / Subdiv:

Services Connected: **Electricity, Sanitary Sewer, Water**

Sewer Type: **City/Municipal**

Style of Home: **3 Storey, Carriage/Coach House**

Construction: **Frame - Wood**

Exterior: **Other, Stone, Wood**

Foundation: **Concrete Perimeter**

Rain Screen:

Renovations: **Addition, Completely**

of Fireplaces: **11**

Fireplace Fuel: **Natural Gas, Wood**

Water Supply: **City/Municipal**

Fuel/Heating: **Baseboard, Hot Water**

Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**

Type of Roof: **Asphalt**

Reno. Year: **2003**

R.I. Plumbing:

R.I. Fireplaces:

Metered Water:

Total Parking: **10** Covered Parking: **6** Parking Access:
Parking: **Garage; Double, Garage; Triple, Other**

Dist. to Public Transit: **close**

Dist. to School Bus: **close**

Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**

PAD Rental:

Fixtures Leased: **No**

Fixtures Rmvd: **:**

Floor Finish: **Mixed**

Legal: **LOT 10 BLOCK 38 DISTRICT LOT 526 PLAN 4502**

Amenities:

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Bsmt	Bedroom	12'4 x 13'5	Bsmt	Storage	29'3 x 11'8	Main	Living Room	16'0x 16'1
Bsmt	Living Room	16'9 x 17'3	Above	Office	11'0 x 14'2	Main	Living Room	24'2x 17'7
Bsmt	Dining Room	13'2 x 11'10	Above	Living Room	16'0 x 16'5	Main	Dining Room	15'3x 16'7
Bsmt	Kitchen	8'11 x 13'5	Above	Dining Room	14'4 x 13'9	Main	Flex Room	9'11x 8'9
Bsmt	Eating Area	9'2 x 8'8	Above	Kitchen	14'7 x 14'0	Main	Bedroom	16'0x 12'9
Bsmt	Bedroom	16'3 x 12'0	Above	Bedroom	14'3 x 11'5	Main	Bedroom	13'6x 17'9
Bsmt	Bedroom	14'2 x 22'6	Above	Bedroom	16'2 x 12'8	Main	Master Bedroom	17'1x 16'8
Bsmt	Master Bedroom	14'10 x 13'2	Above	Bedroom	15'5 x 12'11	Main	Bedroom	12'0x 13'10
Bsmt	Kitchen	10'8 x 9'0	Main	Kitchen	17'6 x 21'6	Main	Kitchen	8'6 x 10'9
Bsmt	Bedroom	11'7 x 16'4	Main	Eating Area	12'4 x 9'10	Main	Living Room	13'5 x 21'11

Finished Floor (Main): **7,259**
 Finished Floor (Above): **2,305**
 Finished Floor (Below): **2,988**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **12,552 sq. ft.**

Unfinished Floor: **0**
 Grand Total: **12,552 sq. ft.**

of Rooms: **30**
 # of Kitchens: **5**
 # of Levels: **3**
 Suite: **Legal Suite**
 Crawl/Bsmt. Height:
 Beds in Basement: **5** Beds not in Basement: **7**
 Basement: **Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Bsmt	2	No
2	Bsmt	3	No
3	Bsmt	4	Yes
4	Bsmt	3	No
5	Above	2	No
6	Above	4	No
7	Above	4	Yes
8	Main	2	No

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Grg Dr Ht:

Listing Broker(s): **VIRANI REAL ESTATE ADVISORS**

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Very unique offering of 3 residences on this massive almost 28,000 square foot property in First Shaughnessy! The property is comprised of 1637, 1639 and 1641 Angus Drive. 1637 the main home offers a substantial renovation in 2003 with new foundation and total restoration to the large 3 level heritage style home. The Carriage and Coach Homes (1639 and 1641) were newly constructed in 2003 and are fabulous for extended family offering 3 level homes. The lavish mansion offers high ceilings, abundance of woodwork and lovely city and mountain views! The sprawling lands offer maximum privacy and are full useable. This is a magnificent offering in one the most affluent neighborhoods in Canada!