



Presented by:
P.A. 'Doc' Livingston PREC*

eXp Realty
 Phone: 604-787-7028
<http://www.homehuntersbc.com>
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Active
R2385185
 Board: V
 House/Single Family

8473 ISABEL PLACE

Vancouver West
 Southlands
 V6P 6B2

Residential Detached

\$2,488,000 (LP)

(SP)



Sold Date: Frontage (feet): **66.36** Original Price: **\$2,588,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2009**
 Depth / Size: **86.99** Bathrooms: **4** Age: **10**
 Lot Area (sq.ft.): **5,827.00** Full Baths: **3** Zoning: **CD-1**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$7,323.32**
 Rear Yard Exp: **Northwest** For Tax Year: **2018**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **027-021-921**
 Tour:

View: :
 Complex / Subdiv:
 Services Connected: **Community, Electricity, Natural Gas, Storm Sewer, Water**
 Sewer Type: **Other**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Stone, Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Natural Gas, Radiant**
 Outdoor Area: **Fenced Yard**
 Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: **2** Covered Parking: **0** Parking Access: **Front**
 Parking: **Add. Parking Avail., Open**
 Dist. to Public Transit: **close** Dist. to School Bus: **close**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 2, PLAN BCS2271, DISTRICT LOT 317, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS**

Amenities: **Air Cond./Central**

Site Influences: **Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool, Oven - Built In, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'11 x 11'11	Above	Bedroom	11' x 10'5			x
Main	Living Room	14'11 x 12'10	Above	Bedroom	13'6 x 14'			x
Main	Dining Room	14'11 x 11'10	Above	Flex Room	7' x 4'7			x
Main	Kitchen	14'2 x 13'8						x
Main	Eating Area	16'6 x 11'11						x
Main	Family Room	16' x 13'5						x
Main	Recreation	17'1 x 18'9						x
Main	Laundry	12'9 x 7'1						x
Above	Master Bedroom	15'8 x 12'1						x
Above	Walk-In Closet	7' x 7'7						x

Finished Floor (Main): 2,145	# of Rooms: 13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 1,175	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below): 0	# of Levels: 2	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement): 0	Suite:	3	Above	4	Yes	Pool:
Finished Floor (Total): 3,320 sq. ft.	Crawl/Bsmt. Height:	4	Above	4	Yes	Garage Sz:
Unfinished Floor: 0	Beds in Basement: 0	5				Grg Dr Ht:
Grand Total: 3,320 sq. ft.	Basement: None	6				
		7				
		8				

Listing Broker(s): **Dracco Pacific Realty** **Dracco Pacific Realty**

Private home nestled in Southlands neighborhood features large principal entertaining rooms, custom crown moldings, detailed milwork, designer fireplace, radiant heating throughout, open kitchen is equipped with stone countertops / SS apps / large island / plenty of storage. 3 separated ensuite bed upstairs. The bonus recreation room is perfect for indoor entertaining. Just steps from Fraser River Park where you can take a walk or jog or enjoy sunset. Quick access to any restaurants, shops, services, cafes on Granville Street / UBC / golf course / Richmond etc... Crofton House, Magee Secondary & Maple Grove Elementary nearby. Perfect for a growing family. \$430,000 below the assessment!! It is time to get this chance.



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Active
R2381453
 Board: V
 House/Single Family

3282 W 33RD AVENUE
 Vancouver West
 MacKenzie Heights
 V6N 2G9

Residential Detached
\$2,799,900 (LP)
 (SP)



Sold Date: Frontage (feet): **60.00** Original Price: **\$2,799,900**
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1930**
 Depth / Size: **130.17** Bathrooms: **4** Age: **89**
 Lot Area (sq.ft.): **7,810.00** Full Baths: **3** Zoning: **RS-5**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$9,456.78**
 Rear Yard Exp: **South** For Tax Year: **2018**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **011-876-166**
 Tour:

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

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Completely** Reno. Year: **2018**
 # of Fireplaces: **3** R.I. Plumbing:
 Fireplace Fuel: **Natural Gas** R.I. Fireplaces:
 Water Supply: **City/Municipal** Metered Water:
 Fuel/Heating: **Baseboard, Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard**
 Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
 Parking: **Garage; Double**
 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: **No** :
 Floor Finish: **Hardwood, Mixed, Tile**

Legal: **LOT 8, BLOCK 45, PLAN VAP4003, DISTRICT LOT 2027, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Lane Access, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Security System, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	23' x 13'1	Above	Bedroom	11'3 x 9'8			x
Main	Dining Room	13' x 10'2	Bsmt	Recreation	18'1 x 12'5			x
Main	Kitchen	14' x 12'5	Bsmt	Bedroom	12'7 x 11'			x
Main	Family Room	15'3 x 12'9	Bsmt	Bedroom	12'7 x 10'11			x
Main	Foyer	6'10 x 6'1	Bsmt	Other	12'8 x 8'6			x
Above	Master Bedroom	14'9 x 9'1	Bsmt	Laundry	13' x 8'6			x
Above	Walk-In Closet	6'7 x 4'	Bsmt	Storage	12'7 x 4'9			x
Above	Bedroom	13' x 10'6	Bsmt	Storage	12'7 x 4'9			x
Above	Walk-In Closet	6'7 x 4'			x			x
Above	Bedroom	11'4 x 9'8			x			x

Finished Floor (Main): 1,047	# of Rooms: 18	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 953	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below): 0	# of Levels: 3	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement): 1,059	Suite: Unauthorized Suite	3	Above	4	No	Pool:
Finished Floor (Total): 3,059 sq. ft.	Crawl/Bsmt. Height:	4	Bsmt	4	No	Garage Sz: 17' X 17'
Unfinished Floor: 0	Beds in Basement: 2 Beds not in Basement: 4	5				Grg Dr Ht:
Grand Total: 3,059 sq. ft.	Basement: Fully Finished	6				
		7				
		8				

Listing Broker(s): **RE/MAX Select Properties**

Welcome to this lovely character home on big 7810 sf lot in this premium location Mackenzie Heights in beautiful VANCOUVER WESTSIDE! 6 bdrms & 4 nice btrms for over 3000 sf inside w/many great character and details including super spacious living & dining, updated modern gourmet kitchen w/stainless steel appliances including gas range, hardwood floor, great ensuite btrm w/skylight, 2-bdrm bright in-law or rental suite below, favorite SOUTH facing back yard for your outdoor garden living and entertainment, best square footage value in Vancouver westside! Best timing for possessing a big piece in one of most prestigious areas in lower mainland! Best opportunity getting into well known Point Grey Secondary & Kerrisdale Elementary! Easy transit, shop & dine out! Open house Sun Aug 25th 2-4pm



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Active
R2395943
 Board: V
 House/Single Family

1519 W 33RD AVENUE
 Vancouver West
 Shaughnessy
 V6M 1A8

Residential Detached
\$2,850,000 (LP)
 (SP)



Sold Date: Frontage (feet): **10.00** Original Price: **\$2,850,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2015**
 Depth / Size: **0.30** Bathrooms: **4** Age: **4**
 Lot Area (sq.ft.): **4,305.00** Full Baths: **3** Zoning: **RS-5**
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$8,681.30**
 Rear Yard Exp: For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **028-168-658**
 Tour:
 View: :
 Complex / Subdiv:
 Services Connected: **Electricity, Water**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Concrete**
 Exterior: **Concrete, Glass, Metal**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Electric, Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Natural Gas**
 Outdoor Area: **Fenced Yard, Patio(s)**
 Type of Roof: **Metal**

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
 Parking: **Garage; Double**
 Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish:

Legal: **STRATA LOT 2, PLAN BCS3690, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities:
 Site Influences: **Central Location, Lane Access, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'10 x 20'8			x			x
Main	Dining Room	16'10 x 10'10			x			x
Main	Kitchen	16'10 x 14'9			x			x
Main	Master Bedroom	17' x 15'10			x			x
Main	Office	12'1 x 12'3			x			x
Main	Mud Room	15'1 x 4'			x			x
Main	Other	6'4 x 14'8			x			x
Above	Bedroom	16'2 x 10'3			x			x
Above	Bedroom	16'2 x 11'1			x			x
Below	Recreation	16'1 x 11'9			x			x

Finished Floor (Main):	2,072	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	528	# of Kitchens: 1	1	Main	4	Yes	Barn:
Finished Floor (Below):	0	# of Levels: 3	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement):	443	Suite: None	3	Above	3	No	Pool:
Finished Floor (Total):	3,043 sq. ft.	Crawl/Bsmt. Height:	4	Above	3	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Grg Dr Ht:
Grand Total:	3,043 sq. ft.	Basement: Full	6				
		Bed not in Basement: 3	7				
			8				

Listing Broker(s): **Sutton Group-West Coast Realty**

Unique design & modern, bright and open in Prestigious Shaughnessy Area. Thi one of a kind "Garden Wall House" created by Peter Cardew won the Canadian Architects Award of Excellence. Open concept with radiant heating, high ceilings, gourmet kitchen. Oversized master bedroom with an spa like ensuite and a private patio at the back of the home. Huge rec room in the basement area an be used for an extra bedroom or great for home entertainment centre. Convenient location, minutes to downtown. Close to best schools, public transportation, shopping, restaurants and more.



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Active **1075 DOUGLAS CRESCENT** Residential Detached
R2399580 Vancouver West **\$4,100,000** (LP)
 Board: V Shaughnessy (SP)
 House/Single Family V6H 1V4



**NO IMAGE
AVAILABLE**

Sold Date: Frontage (feet): Original Price: **\$4,100,000**

Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **1910**

Depth / Size: Bathrooms: **3** Age: **109**

Lot Area (sq.ft.): **0.00** Full Baths: **3** Zoning: **FSD**

Flood Plain: **Exempt** Half Baths: **0** Gross Taxes: **\$13,652.76**

Rear Yard Exp: For Tax Year: **2019**

Council Apprv?: Tax Inc. Utilities?: **No**

If new, GST/HST inc?: P.I.D.: **011-532-777**

Tour:

View: :

Complex / Subdiv:

Services Connected: **Electricity, Water**

Sewer Type: **City/Municipal**

Style of Home: 3 Storey Construction: Frame - Wood Exterior: Mixed Foundation: Concrete Perimeter Rain Screen: Renovations: # of Fireplaces: 0 Fireplace Fuel: Other Water Supply: City/Municipal Fuel/Heating: Forced Air, Natural Gas Outdoor Area: Balcny(s) Patio(s) Dck(s) Type of Roof: Asphalt	Reno. Year: R.I. Plumbing: R.I. Fireplaces: Metered Water:	Total Parking: 6 Covered Parking: 0 Parking Access: Front Parking: Open Dist. to Public Transit: near Dist. to School Bus: near Title to Land: Freehold NonStrata Property Disc.: No PAD Rental: Fixtures Leased: No : Fixtures Rmvd: No : Floor Finish:
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Legal: **LOT 17, BLOCK 55, PLAN VAP4502, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden**

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby**
 Features: **Other - See Remarks**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 20'	Below	Bedroom	8' x 19'			x
Main	Kitchen	12' x 15'	Below	Den	10' x 11'			x
Main	Dining Room	8' x 14'	Below	Laundry	8' x 15'			x
Main	Den	8' x 15'	Below	Storage	8' x 7'			x
Above	Bedroom	9' x 13'			x			x
Above	Bedroom	15' x 16'			x			x
Main	Bedroom	8' x 12'			x			x
Above	Bedroom	10' x 14'			x			x
Above	Bedroom	10' x 14'			x			x
Below	Bedroom	10' x 17'			x			x

Finished Floor (Main): 1,850 Finished Floor (Above): 1,750 Finished Floor (Below): 1,050 Finished Floor (Basement): 0 Finished Floor (Total): 4,650 sq. ft.	# of Rooms: 14 # of Kitchens: 1 # of Levels: 3 Suite: Other Crawl/Bsmt. Height: Beds in Basement: 0 Beds not in Basement: 7 Basement: Part	Bath 1 Main 4 No 2 Above 4 No 3 Below 4 No 4 5 6 7 8	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
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Listing Broker(s): **Sutton Group-West Coast Realty**

Great investment opportunity! Zoned for senior living, daycare, group home. One of a few big lots in this prime location with a huge potential. Minutes to downtown, city's best schools, shopping, restaurants, public transportation, YVR. One of a kind & Not to be missed.



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Active
R2365696

Board: V
 House/Single Family

2318 SW MARINE DRIVE

Vancouver West
 Southlands
 V6P 6C2

Residential Detached

\$4,390,000 (LP)

(SP)



Sold Date: _____ Frontage (feet): **100.00** Original Price: **\$4,690,000**
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1994**
 Depth / Size: **156.29** Bathrooms: **6** Age: **25**
 Lot Area (sq.ft.): **14,824.70** Full Baths: **5** Zoning: **RS1**
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$12,571.19**
 Rear Yard Exp: _____ For Tax Year: **2018**
 Council Apprv?: _____ Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: _____ P.I.D.: **009-987-002**
 Tour: _____

View: **No** :
 Complex / Subdiv: _____
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm**
 Sewer Type: **Community**

Style of Home: **Reverse 2 Storey w/Bsmt**
 Construction: **Concrete, Frame - Wood**
 Exterior: **Mixed, Stone, Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen: _____
 Renovations: _____
 # of Fireplaces: **3**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Mixed**
 Outdoor Area: **Patio(s), Patio(s) & Deck(s)**
 Type of Roof: **Tile - Composite**

Total Parking: _____ Covered Parking: **4** Parking Access: _____
 Parking: **DetachedGrge/Carport, Open**
 Dist. to Public Transit: _____ Dist. to School Bus: _____
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental: _____
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Hardwood, Tile**

Legal: **LOT A, BLOCK 3, PLAN VAP8647, DISTRICT LOT 316, GROUP 1, NEW WESTMINSTER LAND DISTRICT, AMD (EXPL PL VAP3916) OF LOTS 4 TO 6**

Amenities: _____
 Site Influences: **Golf Course Nearby**
 Features: _____

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	23' x 15'	Bsmt	Bedroom	17'3 x 14'5			x
Main	Kitchen	14'5 x 16'	Bsmt	Recreation	23'6 x 32'			x
Main	Nook	15' x 11'	Bsmt	Gym	17' x 19'			x
Main	Dining Room	17' x 12'	Bsmt	Bedroom	16'5 x 12'5			x
Main	Den	17' x 17'			x			x
Main	Living Room	23' x 17'			x			x
Above	Bedroom	19'4 x 11'9			x			x
Above	Master Bedroom	17' x 24'6			x			x
Above	Bedroom	17' x 11'			x			x
Above	Bedroom	12' x 12'7			x			x

Finished Floor (Main):	2,362	# of Rooms:	14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	2,050	# of Kitchens:	1	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	2,362	Suite:	Unauthorized Suite	3	Above	4	Yes	Pool:
Finished Floor (Total):	6,774 sq. ft.	Crawl/Bsmt. Height:	_____	4	Above	4	Yes	Garage Sz:
Unfinished Floor:	0	Beds in Basement:	2	5	Above	4	No	Grg Dr Ht:
Grand Total:	6,774 sq. ft.	Basement:	Full	6	Bsmt	4	No	
				7	Bsmt	4	Yes	
				8				

Listing Broker(s): **New World Realty Ltd.**

Prime SW Marine Dr. location. Well built and maintenance luxury home. Grand and elegant living. This is the home your client looking for. Don't hesitate. Bring your client to view now. Property sold "as is. Where is"



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Active
R2399301
 Board: V
 House/Single Family

2075 W 19TH AVENUE
 Vancouver West
 Shaughnessy
 V6J 2P5

Residential Detached
\$4,400,000 (LP)
 (SP)



Sold Date: Frontage (feet): **54.00** Original Price: **\$4,400,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2006**
 Depth / Size: **130.00** Bathrooms: **4** Age: **13**
 Lot Area (sq.ft.): **7,020.00** Full Baths: **3** Zoning: **RS1**
 Flood Plain: **Exempt** Half Baths: **1** Gross Taxes: **\$17,635.10**
 Rear Yard Exp: **Southeast** For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **011-542-861**
 Tour:
 View: :
 Complex / Subdiv:
 Services Connected: **Electricity, Water**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Mixed, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
 Parking: **Garage; Double**
 Dist. to Public Transit: **near** Dist. to School Bus: **near**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish:

Legal: **LOT 5, BLOCK 23, PLAN VAP4502, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **Other - See Remarks**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	22'3 x 28'2	Above	Bedroom	13'11 x 11'11			x
Main	Kitchen	18'4 x 13'8	Above	Office	12'8 x 8'2			x
Main	Dining Room	16' x 7'4	Below	Family Room	25'6 x 17'7			x
Main	Eating Area	11'4 x 9'4	Below	Bedroom	10'11 x 10'7			x
Main	Mud Room	10'8 x 5'4	Below	Bedroom	16'8 x 14'1			x
Main	Den	12'2 x 11'8	Below	Laundry	10'9 x 10'2			x
Main	Foyer	13'1 x 17'10						x
Above	Master Bedroom	14'7 x 14'6						x
Above	Walk-In Closet	7'8 x 7'1						x
Above	Bedroom	13'1 x 11'9						x

Finished Floor (Main):	1,413	# of Rooms: 16	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,325	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below):	1,413	# of Levels: 3	2	Above	6	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Other	3	Above	4	No	Pool:
Finished Floor (Total):	4,151 sq. ft.	Crawl/Bsmt. Height:	4	Below	3	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Grg Dr Ht:
Grand Total:	4,151 sq. ft.	Beds not in Basement: 5	6				
		Basement: Fully Finished	7				
			8				

Listing Broker(s): **Sutton Group-West Coast Realty**

Custom Built on a corner lot Shaughnessy Mansion. Great design with open concept floor plan. Great for a big family and entertaining. Exotic dark stained oak flooring, all wood windows, lush crown mouldings, constant hot water system in a grand kitchen with gleaming black granite counters and white cabinetry. Living & dining area features 10'4 ceilings and lots of natural light. Private setting but also very central, minutes to downtown, shopping and restaurants. Close to best schools and public transportation.