

Presented by:  
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Vancouver West, South Granville

MLS# V1103816

Residential Detached

5769 CARTIER ST, V6M 3A6

Active



List Price: \$3,188,000

Complex/Subdiv: SOUTH GRANVILLE

Frontage: 60.00 ft	Bedrooms: 5	PID: 006-097-618
Depth/Size: 140	Bathrooms: 5	Type: House/Single Family
Lot Area SqFt: 8400.00	Full Baths: 4	Approx Yr Blt: 1987
Rear Yard Exp: W	Half Baths: 1	Age at List Date: 28
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$12,515 (2014)
Flood Plain:	Zoning: RS1	

View:

Serv. Connected: Community, Electricity, Natural Gas, Storm Sewer, Water

Style of Home: 2 Storey	Total Parking: 2	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Lane	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double, Add. Parking Avail.	
Exterior: Stone, Stucco		
Rainscreen:	R/I Plumbing:	Dist to Public Trans: 1 BLOCK
Type of Roof: Tile - Composite		Dist to School Bus:
Renovations: Completely	Reno Year: 2007	Possession: TBA
Flooring: Hardwood, Tile, Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Court Ordered Sale
Heat/Fuel: Baseboard, Radiant, Hot Water		Mortgage Info: \$0
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure: N - NONE
Fireplace Fuel: Gas - Natural		Out Buildings: /Garage Sz: 23'3 x 21'2
Outdoor Area: Balcony(s); Patio(s) or Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: LOT 16 OF LOT 1 BLOCK 6 DISTRICT LOT 526 PLAN 5486

Amenities: Garden, Sauna/Steam Room, Storage

Site Influences: Central Location, Golf Course Nearby, Lane Access, Private Yard, Recreation Nearby, Shopping Nearby

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	20'5 X 17'4	Above	Bedroom	13'7 X 13'8			X
Main F.	Dining	14'5 X 13'11	Above	Bedroom	14'3 X 12'1			X
Main F.	Kitchen	14'5 X 12'4	Above	Bedroom	13'7 X 13'6			X
Main F.	Eating Area	11'6 X 9'9	Above	Bedroom	15'9 X 12'5			X
Main F.	Family Room	17'0 X 15'8			X			X
Main F.	Media Room	16'4 X 13'5			X			X
Main F.	Den	13'5 X 13'5			X			X
Main F.	Other	22'4 X 13'4			X			X
Main F.	Foyer	14'5 X 5'3			X			
Above	Master Bedroom	19'1 X 17'5			X			

**Floor Area (SqFt):**

Main Floor Area SqFt: 2,693  
 Finished Floor Up SqFt: 2,073  
 Finished Floor Down: 0  
 Finished Floor Bsmt SqFt: 0  
 Total Finished Floor SqFt: 4,766

Total # Rooms: 14  
 # Kitchens: 1  
 Finished Levels: 2  
 Crawl/Bsmt Height:  
 Basement Area: None

**Bathrooms**

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

Unfinished Floor: 0  
 Grand Total Floor Area: 4,766

Listing Broker(s): WESTSIDE Tom Gradecak Realty, WESTSIDE Tom Gradecak Realty

Beautiful 5-bedroom, 4.5 bath family home in Prime South Granville. Completely renovated by Konstrukt Design, this home has over 4900sqft on 2 levels, and is on a 60' x 140' ft lot. Stripped to the studs new exterior stucco and drywall were added, updated electrical, plumbing, new Polygon windows, and a slate tile composite roof. Features of the home incl. oak hw floors, custom millwork, air conditioning, in-floor heating on the main floor w hot water baseboard heating on the upper floor. Enjoy relaxing in the spa including a hot tub and steam shower. Fantastic gourmet kitchen w Caesar stone countertops and an eat-in kitchen looking out onto a large deck.

Tax Report - 5769 CARTIER Street  
Record Updated - 12/11/2014

Jurisdiction	200-VANCOUVER - CITY OF	Roll Number	010133750350000	Property ID	006-097-618
Property Addr	5769 CARTIER ST				
Municipality	VA-CITY OF VANCOUVER	Board Code	V		
Neighborhood	010-SOUTH GRANVILLE				
Area	VVW-Vancouver West				
Sub Area	VVWSG-South Granville			More PID's	
Gross Taxes	\$12514.76	(2014)		Water Conn	
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

Owner(s) 2 Name & Address

\*\* NOT AVAILABLE \*\*

350-3495 CAMBIE ST  
VANCOUVER BC

V5Z 4R3

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
VAP5486	16	6	526	36				
Legal Description PL VAP5486 LT 16 BLK 6 DL 526 LD 36								

Land & Building Information

Width	60	Depth	140	Lot Size	FEET
Land Use				Actual Use	SINGLE FAMILY DWELLING
BCA Description	2 ST SFD AFTER 1930 EXCELLANT			Zoning	RS-1 ONE FAMILY DWELLING

BCAA Data Updated - 03/04/14

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$2,310,000	Gross Land	\$2,310,000	Gross Land	\$2,310,000
Improvement	\$648,000	Gross Improve	\$648,000	Gross Improve	\$648,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$2,958,000	Municipal Total	\$2,958,000	School Total	\$2,958,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
03/24/2006	\$1,225,000	BA362703	IMPRV SINGLE PROP CASH TRANSAC
08/17/1987	\$535,000	R85384	IMPRV SINGLE PROP CASH TRANSAC
01/05/1987	\$235,000	R626	VACANT SINGLE PROP CASH TRANSA

Tax Detail View      The enclosed information while deemed to be correct is not guaranteed.      02/17/15      2:34 PM