



Presented by:
Micky Kandola
 Royal LePage - Wolstencroft
 Phone: 604-530-0231



micky@therealtorwithsoul.com

Active
R2663344
 Board: V
 House/Single Family

5811 ADERA STREET
 Vancouver West
 South Granville
 V6M 3J1

Residential Detached
\$6,300,000 (LP)
 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$6,700,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2009**
 Frontage(feet): **75.50** Bathrooms: **5** Age: **13**
 Frontage(metres): **23.01** Full Baths: **4** Zoning: **RS-3**
 Depth / Size: **125.50** Half Baths: **1** Gross Taxes: **\$26,973.60**
 Lot Area (sq.ft.): **9,475.25** Rear Yard Exp: For Tax Year: **2021**
 Lot Area (acres): **0.22** P.I.D.: **011-143-584** Tax Inc. Utilities?: **No**
 Flood Plain: Tour: **Virtual Tour URL**
 View: :
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Stone, Wood**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
 Type of Roof: **Asphalt**

Reno. Year:
 Rain Screen: **Full**
 Metered Water:
 R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
 Parking: **DetachedGrge/ Carport, Garage; Double**
 Driveway Finish:
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Land Lease Expiry Year:
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: :
 Floor Finish: **Hardwood, Tile, Carpet**

Legal: **LOT A, BLOCK 3, PLAN VAP5522, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, OF LOT 6 OF BLK 14**

Amenities:
 Site Influences: **Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Heat Recov. Vent., Intercom, Security System, Smoke Alarm, Vacuum - Built In**

Finished Floor (Main):	1,534	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,403	Main	Foyer	10'2 x 8'6			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	15'5 x 13'11			x	Main	2
Finished Floor (Below):	0	Main	Dining Room	13'11 x 13'0			x	Above	3
Finished Floor (Basement):	1,635	Main	Family Room	19'3 x 14'10			x	Above	5
Finished Floor (Total):	4,572sq. ft.	Main	Office	12'8 x 8'0			x	Bsmt	3
Unfinished Floor:	0	Above	Master Bedroom	18'0 x 16'6			x	Above	3
Grand Total:	4,572sq. ft.	Above	Bedroom	12'0 x 11'0			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	12'5 x 11'6			x		
		Above	Bedroom	11'7 x 10'3			x		
		Bsmt	Recreation Room	30'0 x 23'8			x		
		Bsmt	Media Room	18'7 x 13'5			x		
		Bsmt	Bedroom	13'10 x 11'1			x		
				x			x		
Suite:									
Basement: Fully Finished									
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:			Registered in MHR?:		PAD Rental:		
# of Kitchens: 0	# of Rooms: 12	MHR#:			CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:							

Listing Broker(s): **Jovi Realty Inc.**

This beautiful 4,572 sq.ft 5 bed and 5 bath home sits on an almost 9,500 sq.ft lot in the prestigious Vancouver West. This amazing two-story home, with fully finished basement, features A/C throughout, custom stencil painted washroom walls, a full gourmet kitchen with Miele appliances, custom glass-stained doors, French plastered walls in the formal dining room, a theatre room, built-in sound system, a recreation room, large outside patio deck, a oversized detached garage that allows for 2.5 cars, and more! Steps to transit, convenient access to Oakridge Mall, Downtown, Kerisdale and UBC, and close to Magee Secondary and Maple Grove Elementary schools. Showing by appts only. Interior photos and 360 virtual walk-through now available. Court ordered sale. Property is sold as is where is.



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Active
R2696472
 Board: V
 House/Single Family

1233 TECUMSEH AVENUE
 Vancouver West
 Shaughnessy
 V6H 1T3

Residential Detached
\$19,880,000 (LP)
 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$29,999,000**
 Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **2019**
 Frontage(feet): **126.00** Bathrooms: **11** Age: **3**
 Frontage(metres): **38.40** Full Baths: **7** Zoning: **FSD**
 Depth / Size: **IRR** Half Baths: **4** Gross Taxes: **\$132,645.0**
 Lot Area (sq.ft.): **24,972.00** Rear Yard Exp: For Tax Year: **2022**
 Lot Area (acres): **0.57** P.I.D.: **008-156-603** Tax Inc. Utilities?:
 Flood Plain: Tour: **Virtual Tour URL**
 View: :
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt., Carriage/Coach House**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Stone, Stucco**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **5** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Torch-On**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **3** Covered Parking: **3** Parking Access:
 Parking: **Garage; Triple**
 Driveway Finish:
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Land Lease Expiry Year:
 Property Disc.: **No**
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish:

Legal: **LOT 8B, BLOCK 472, PLAN VAP7670, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Elevator, Pool; Indoor**

Site Influences:
 Features:

Finished Floor (Main):	4,887	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	3,356	Main	Living Room	29'0 x 16'5	Above	Bedroom	16'8 x 14'9	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	25'0 x 21'0	Below	Recreation Room	25'7 x 24'3	Main	2
Finished Floor (Below):	4,170	Main	Kitchen	20'6 x 16'6	Below	Media Room	23'5 x 16'5	Main	2
Finished Floor (Basement):	0	Main	Wok Kitchen	14'6 x 8'7	Below	Hobby Room	24'3 x 23'6	Main	3
Finished Floor (Total):	12,413sq. ft.	Main	Family Room	25'0 x 17'6	Below	Bedroom	15'10 x 10'11	Above	7
Unfinished Floor:	0	Main	Bedroom	14'6 x 11'8	Below	Bedroom	13'10 x 10'9	Above	3
Grand Total:	12,413sq. ft.	Main	Library	17'0 x 13'3	Below	Study	15'6 x 12'4	Above	3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Foyer	18'5 x 14'1	Below	Gym	27'7 x 18'6	Above	4
Suite:		Above	Master Bedroom	27'6 x 12'9	Below	Recreation Room	23'4 x 16'8	Below	4
Basement:Fully Finished		Above	Walk-In Closet	16'5 x 14'6			x	Below	4
		Above	Bedroom	16'10 x 12'9			x	Below	2
		Above	Walk-In Closet	13'2 x 12'6			x	Main	2
		Above	Bedroom	15'6 x 11'5			x	Main	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 2	# of Rooms: 22	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

Listing Broker(s): **Angell, Hasman & Associates (Malcolm Angell, Hasman & Associates Realty Ltd.)**

Located in this most coveted First Shaughnessy neighborhood of Vancouver this brilliantly designed Modern Masterpiece is a rare example of high performance construction with a sensational ambiance situated on one of the most beautifully landscaped estate properties in the city. Together architectural firm The Airey Group and HB Design have created what is truly an iconic residence ideally situated in a private oasis masterfully designed by Paul Sanga Creative Landscape architects. Exceptional quality and extensive concrete, steel and timber construction together with an impeccable choice of quality materials define this exceptional 6 bedroom 7 and 2 half bathroom home. Additional features include additional accessory building for guests, koi pond and 3 car garage.