

Featured property

1969 W 45TH AVENUE

VANCOUVER WEST



AMAZING SUPERB QUALITY NEW HOME IN PRIME KERRISDALE.



MELISSA WU
& ASSOCIATES
PERSONAL REAL ESTATE CORPORATION

胡錦濃地產

604.783.8272



MAXCEL
WESTCOAST REALTY

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1969 W 45TH AVENUE, VANCOUVER WEST, V6T 2G8



Sold Date:
Meas. Type: **Feet**
Depth / Size: **134.5**
Lot Area (sq.ft.): **6,725.00**
Flood Plain:
Rear Yard Exp: **North**
Council Apprv?:
If new, GST/HST inc?:

Frontage (feet): **50.00**
Bedrooms: **5**
Bathrooms: **6**
Full Baths: **5**
Half Baths: **1**
Original Price:
Approx. Year Built: **2018**
Age: **1**
Zoning: **RS-5**
Gross Taxes: **\$9,872.90**
For Tax Year: **2018**
Tax Inc. Utilities?: **No**
P.I.D.: **011-295-333**
Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Finished Floor (Main):	1,362	# of Rooms:	20	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,145	# of Kitchens:	1	1	Main	2	No	Barn:
Finished Floor (Below):	1,484	# of Levels:	3	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None, Unauthorized Suite	3	Above	3	Yes	Pool:
Finished Floor (Total):	3,991 sq. ft.	Crawl/Bsmt. Height:		4	Above	3	Yes	Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	5	Below	3	No	Grg Dr Ht:
Grand Total:	3,991 sq. ft.	Beds not in Basement:	5	6	Below	4	No	
		Basement:	Full	7				
				8				

Listing Broker(s): **Maxcel Westcoast Realty Ltd.**

Amazing Superb Quality New Home in prime Kerrisdale, South Facing with VIEW to the Park - a Rare Gem! You chance to own and enjoy great Craftsmanship with bright modern finishings in this beautiful home. Top quality appliances (Wolf, Subzero), luxury wall hand painting & unique lighting decors. Location is the best in Kerrisdale, kids can come home from to lunch from Magee, just a nice walk to shops, banks and restaurant! On a level land on 50*134.5 & 3,991 sqft of luxury-living! Top floor: Master Spa en-suite & total 4 bdrm en-suite. Main floor Den, gourmet kitchen / wok kitchen, luxury living room, dining / family room & covered Deck for BBQ & summer entertaining. School Catchment: Maple Grove Elementary & Magee Secondary

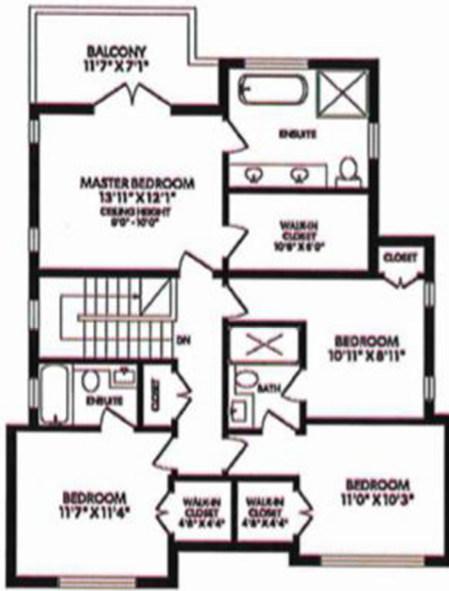


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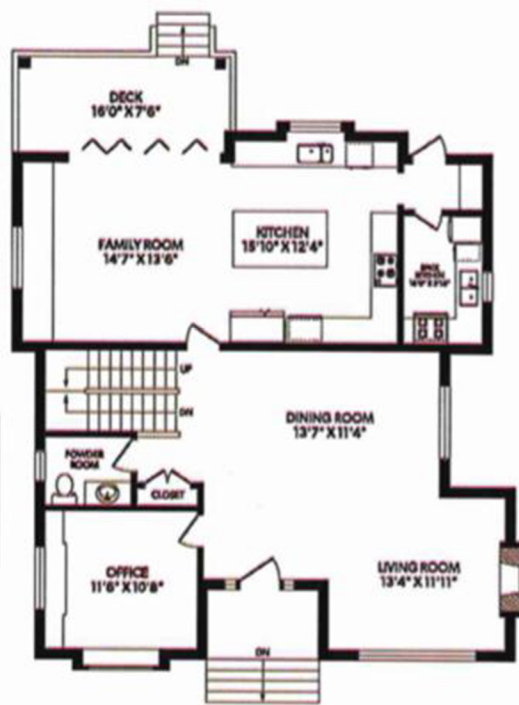
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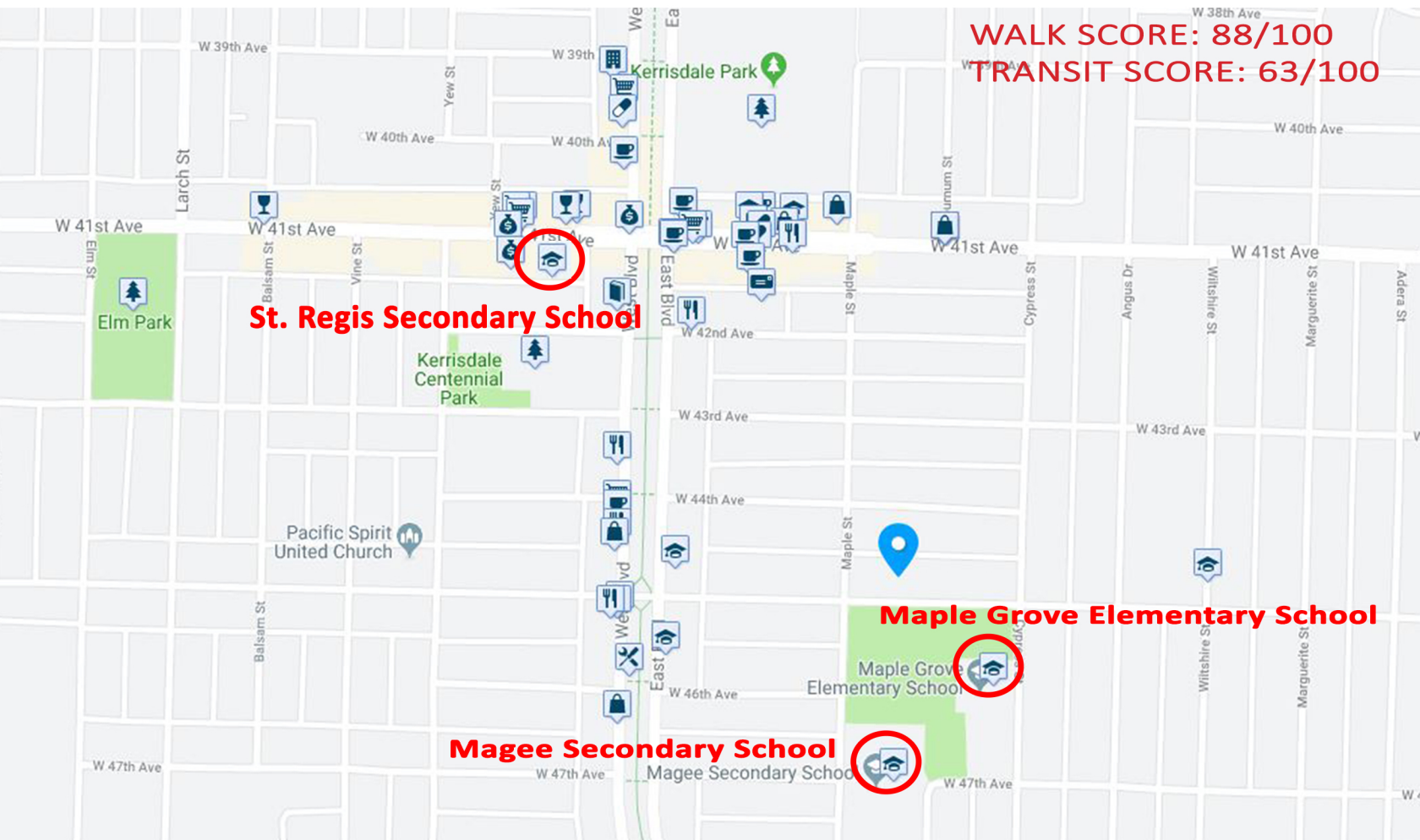
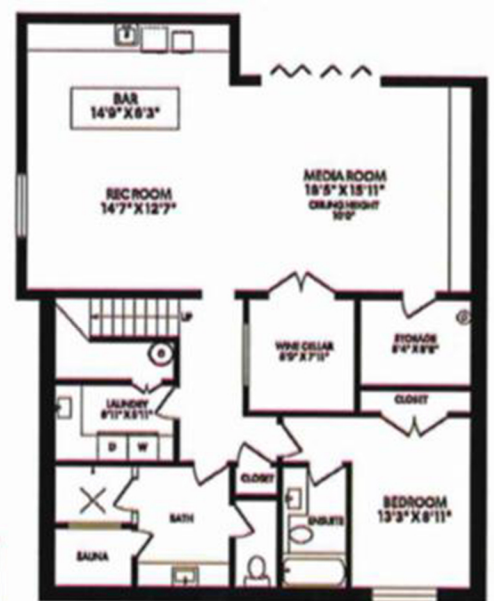
UPPER FLOOR



MAIN FLOOR

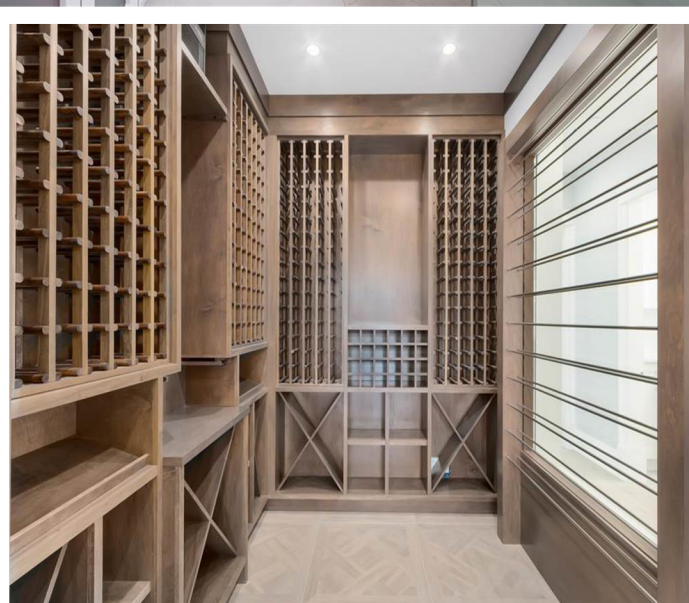
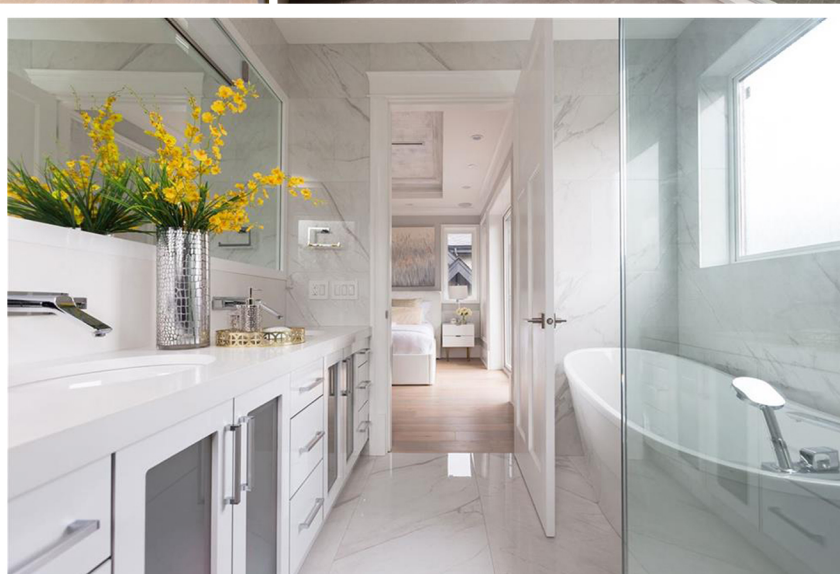
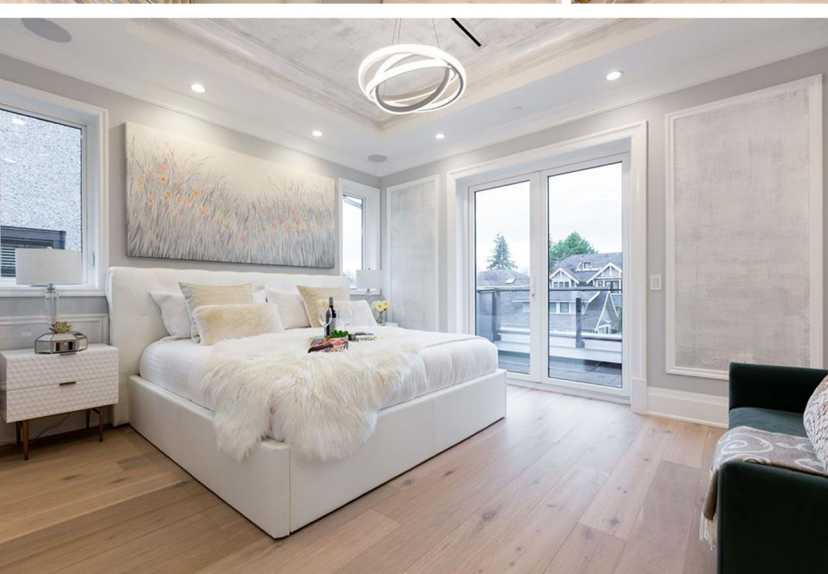


LOWER FLOOR



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