

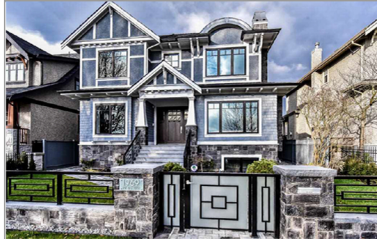
1969 W 45TH AVENUE, VANCOUVER WEST, V6T 2G8



Active
R2335601
Board: V
House/Single Family

1969 W 45TH AVENUE
Vancouver West
Kerrisdale
V6T 2G8

Residential Detached
(LP)
(SP)



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?:
P.I.D.: **011-295-333**
Tour:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'4 x 11'11	Above	Bedroom	11'7 x 11'4			x
Main	Dining Room	13'7 x 11'4	Below	Recreation	14'7 x 12'7			x
Main	Kitchen	15'10 x 12'4	Below	Media Room	18'5 x 15'			x
Main	Family Room	14'7 x 13'6	Below	Bar Room	14'9 x 8'3			x
Main	Wok Kitchen	5'10 x 10'	Below	Wine Room	8'9 x 7'11			x
Main	Den	11'6 x 10'8	Below	Storage	8'4 x 6'8			x
Above	Master Bedroom	13'11 x 12'1	Below	Laundry	8'11 x 5'11			x
Above	Walk-In Closet	10'6 x 6'	Below	Bedroom	8'11 x 13'4			x
Above	Bedroom	8'10 x 10'11	Below	Steam Room	7'6 x 4'4			
Above	Bedroom	11' x 10'3	Below	Sauna	7'6 x 4'8			

Amazing Superb Quality New Home in prime Kerrisdale, South Facing with VIEW to the Park - a Rare Gem!Your 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 at Magee school can come home for lunch, & 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, basement has huge entertainment room / large walk in wine cellar & wet bar / spa/sauna & guest bedroom room! Hurry to Buy now & Enjoy! School Catchment: Maple Grove Elementary & Magee Secondary.



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