



5838 Cypress Street, Vancouver

This rare offering of a 1932 Georgian Revival house on a 75.5 X 138.5 foot lot - is a prime location that's a 4 block walk to Magee High School, Maple Grove and 41st Avenue Kerrisdale shopping - ready to upgrade into a fabulous enlarged home or a multiple unit development. The private house site above a gated stone wall, invites a new owner to keep the classic exterior and modernize the 6 bedroom, 5 bathroom interior to their taste. Features include palatial rooms with arched windows, detailed plaster ceilings, a 1998 solarium addition off the kitchen and a two bedroom basement rental suite. Depending on a design proposal and character home retention review, additional residential units can be built, rented or stratified. Option to build a laneway house in place of the current 2-car garage and carport.

\$4,998,000

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GEORGIAN REVIVAL (1920-1940)



Georgian Revival Features:

FORM

An interwar style in Vancouver, Georgian Revivals are symmetrical two-storey houses with hipped roofs (sometimes pierced with dormers), classical detailing and, on some wide lots, projecting single-storey side wings with flat roofs and balustrades. Some have a portico sheltering the front door, often supported by columns with a small balustraded deck above. Windows are often grouped in pairs, are vertically proportioned, have wooden muntin bars and are flanked with shutters. Fanlights are common above the front door. The main floor is typically at grade. In some cases, a belt course between the two floors defines a projecting upper storey, supported by scroll brackets. Some have pilasters and quoins as well as dentils for added classical decoration. Cladding may be stucco or lap siding.

BACKGROUND

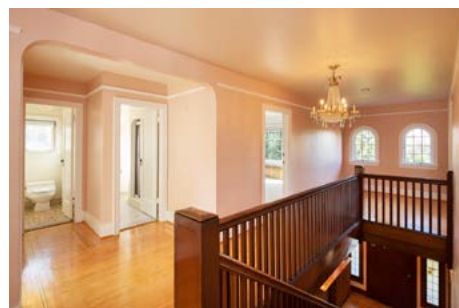
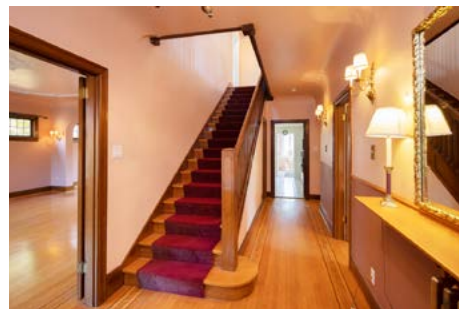
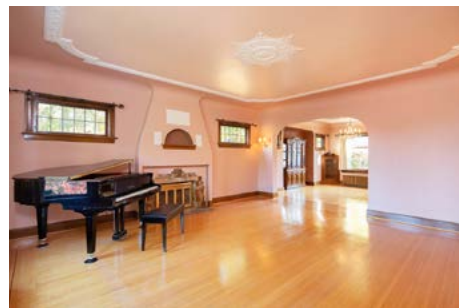
The Georgian Revival style developed from the colonial architecture of the Atlantic seaboard. The name came from the reign of the four King Georges, between 1714 and 1830, when the original style was popular. It re-emerged when the American Centennial in 1876 popularized colonial architecture. The style did not become common in Vancouver until after World War I. Like other Revival styles popular at the time, Georgian Revival architecture brings to mind a tradition of an earlier time. Early Revival houses try to closely imitate the proportions of the original style. Now, the term 'Georgian' has often become synonymous with 'symmetrical.'

DETAILS

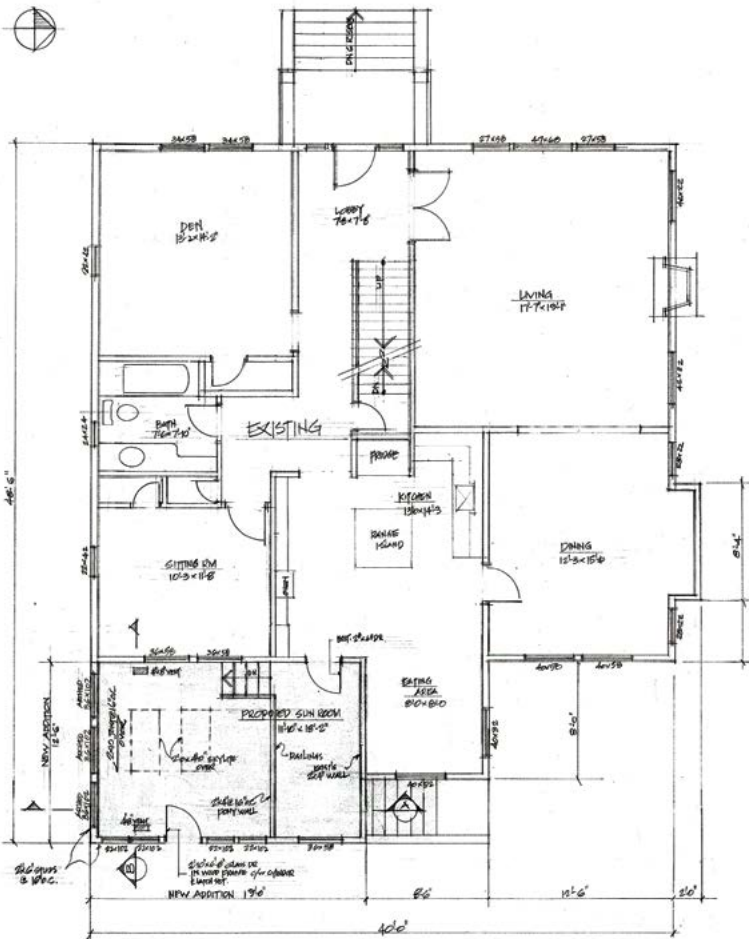
- Hipped roof (sometimes side-gabled)
- Symmetrically balanced facade
- Centred door
- Accentuated front door, normally with pediment supported by pilasters
- Often doors have overhead fanlights or sidelights
- Windows with double-hung sashes, usually multi-pane glazing
- Windows often in adjacent pairs

MATERIALS

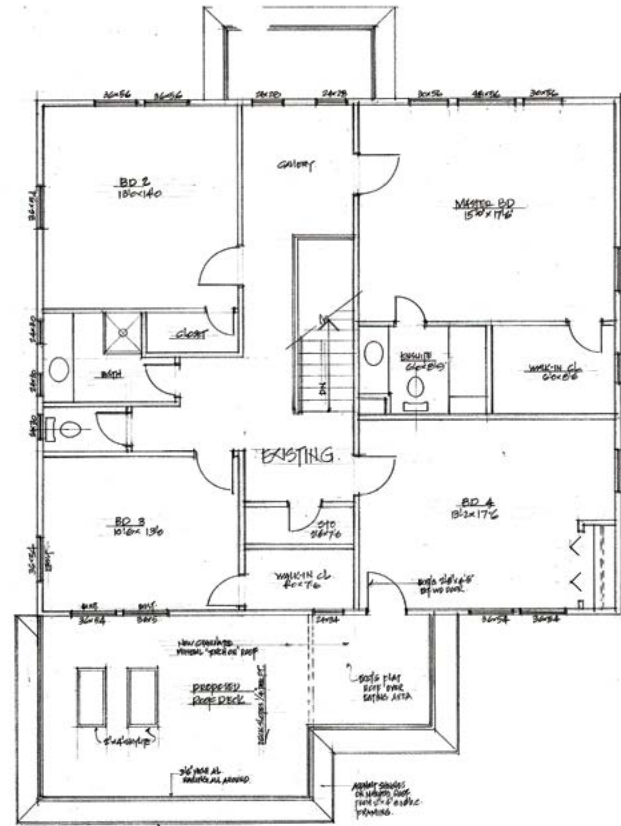
Brick only appears in one Shaughnessy Georgian. Wood lap siding or stucco is more common. If stucco, then belt courses, cornices, and corner quoins can be found as embellishments. Doors are six-paneled in a deep high-gloss colour. Chimneys are exposed brick or stucco.



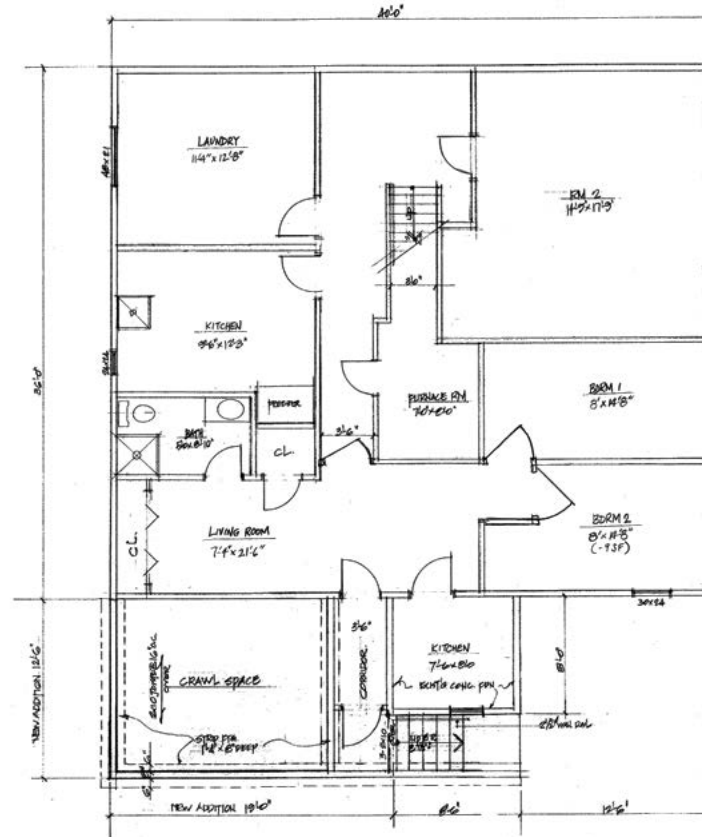
FLOOR PLANS



MAIN FLOOR PLAN (EXISTING)
SHOWING PROPOSED ADDITION
1/2" = 1'-0"

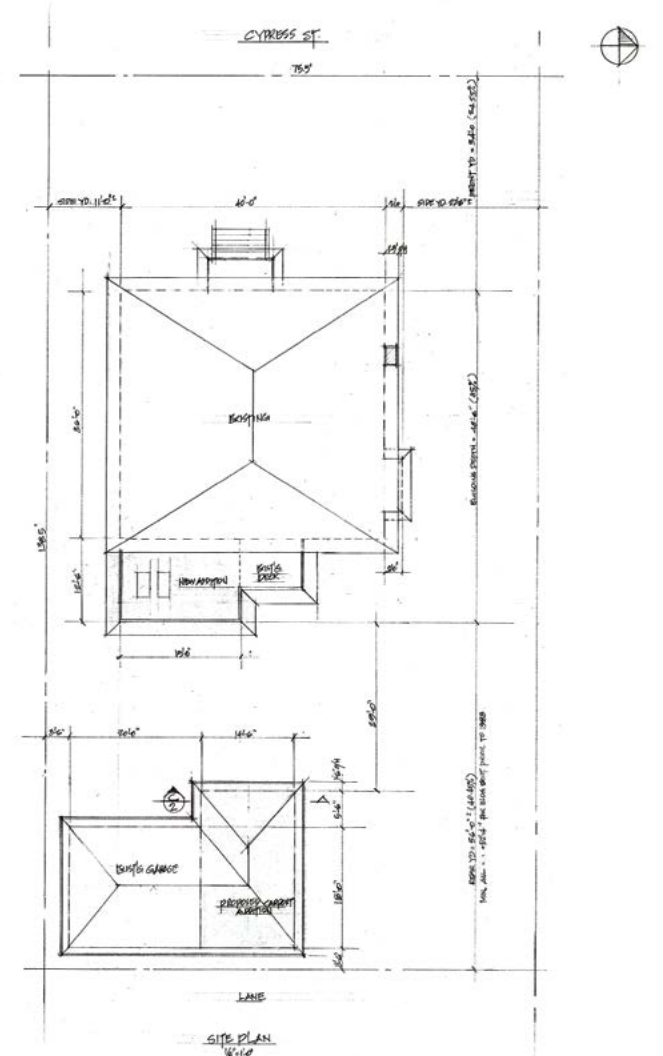


SECOND FLOOR PLAN (EXISTING)
SHOWING ROOF TO PROPOSED ADDITION
1/2" = 1'-0"



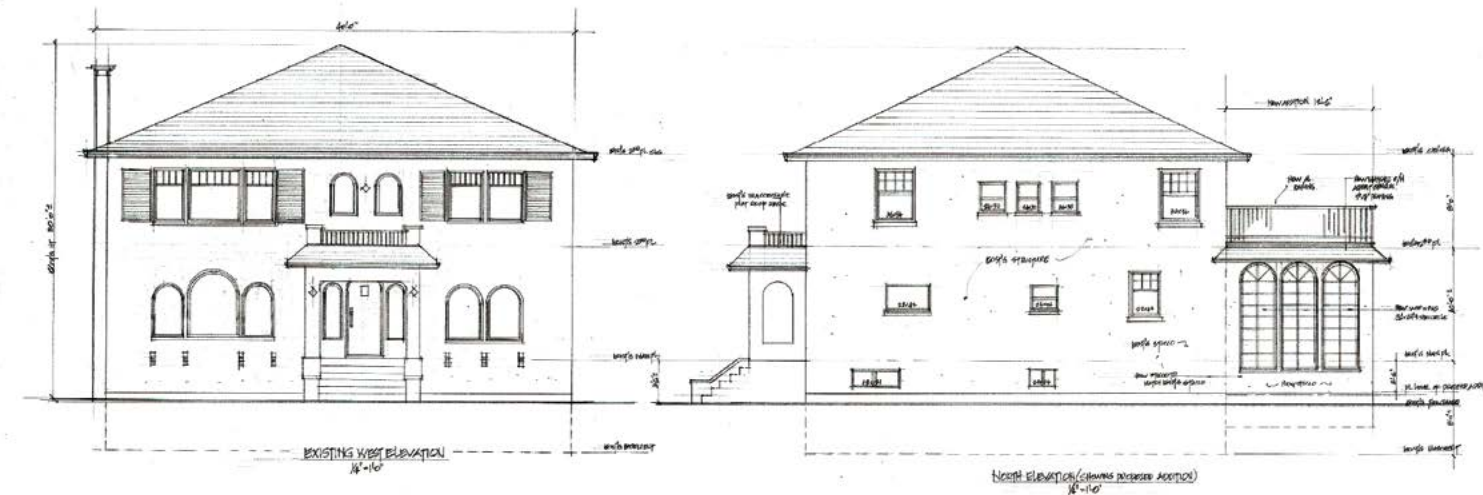
BASEMENT FLOOR PLAN (EXISTING)
SHOWING HEIGHTS OF PROPOSED ADDITION
1/2" = 1'-0"

SITE PLAN



SITE PLAN
1/2" = 1'-0"

ELEVATIONS



EXISTING WEST ELEVATION
1/2" = 1'-0"

NORTH ELEVATION (SHOWING PROPOSED ADDITION)
1/2" = 1'-0"

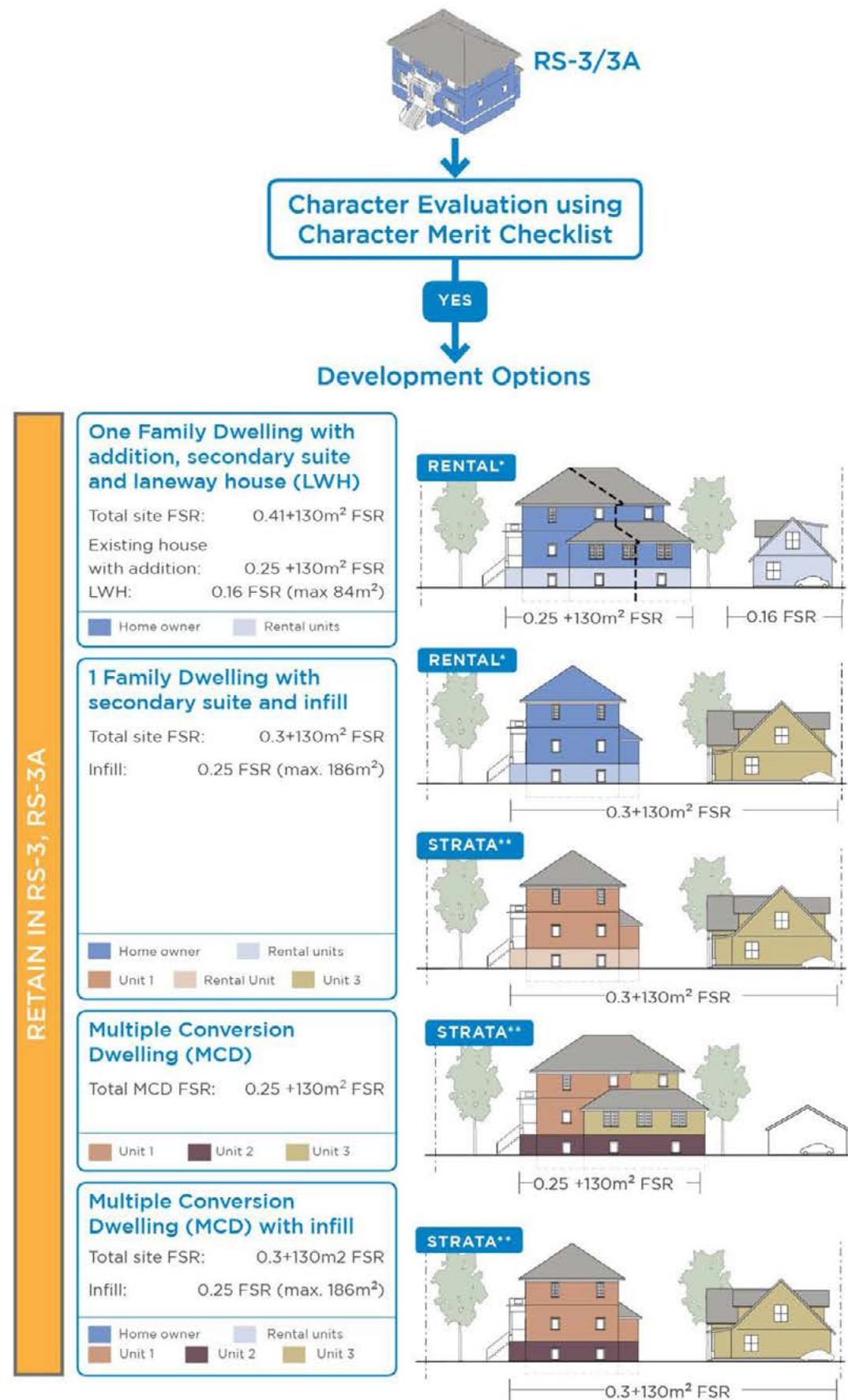


EAST ELEVATION (SHOWING PROPOSED ADDITION)
1/2" = 1'-0"

SOUTH ELEVATION (SHOWING PROPOSED ADDITION)
1/2" = 1'-0"

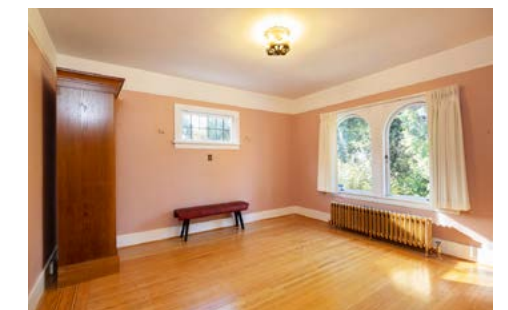
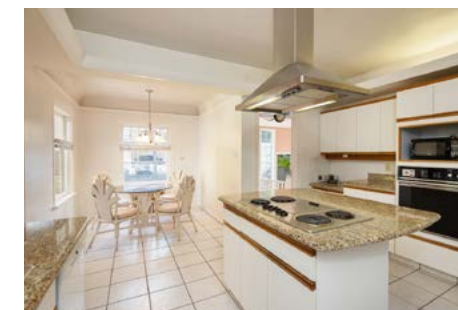
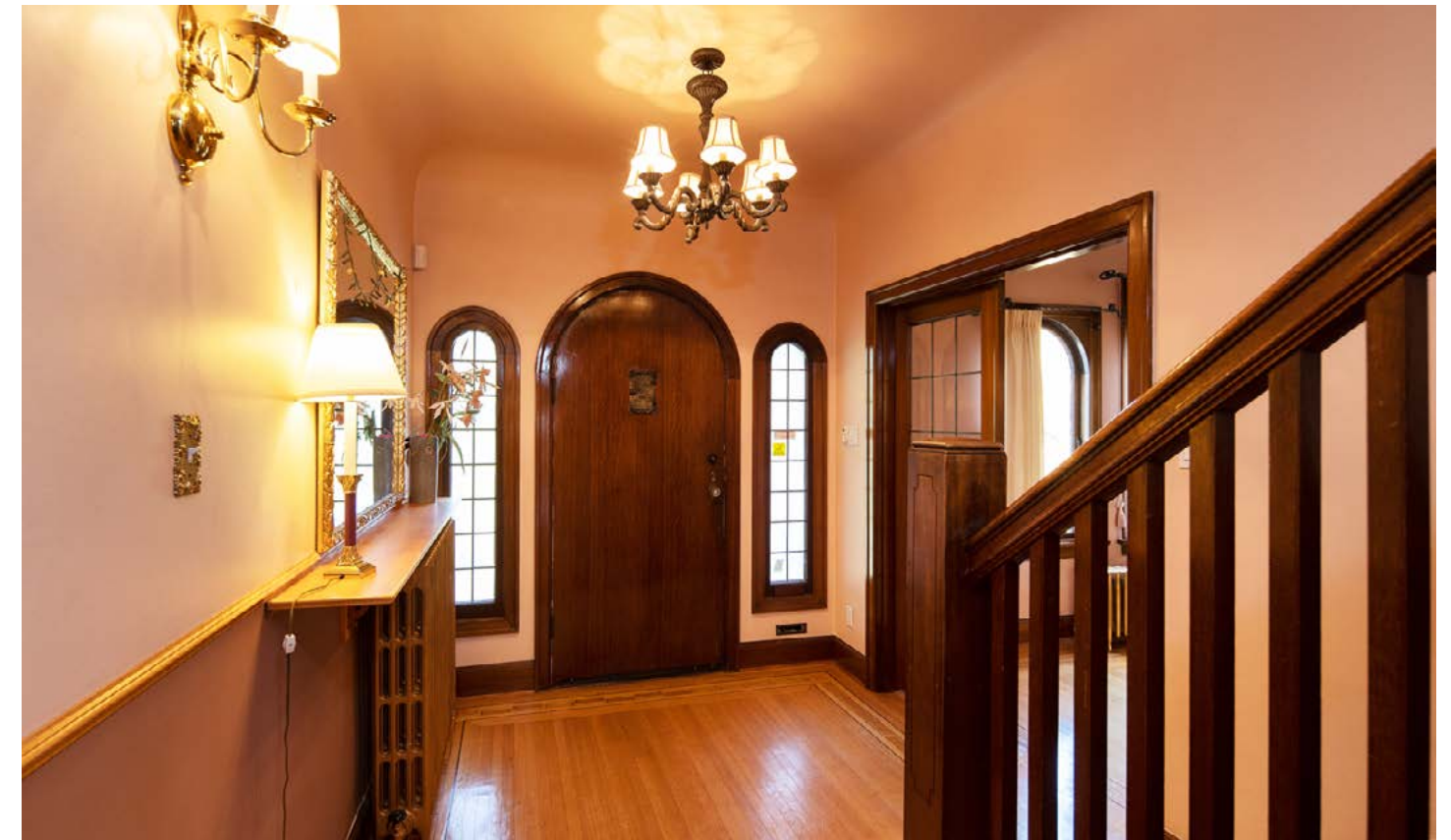
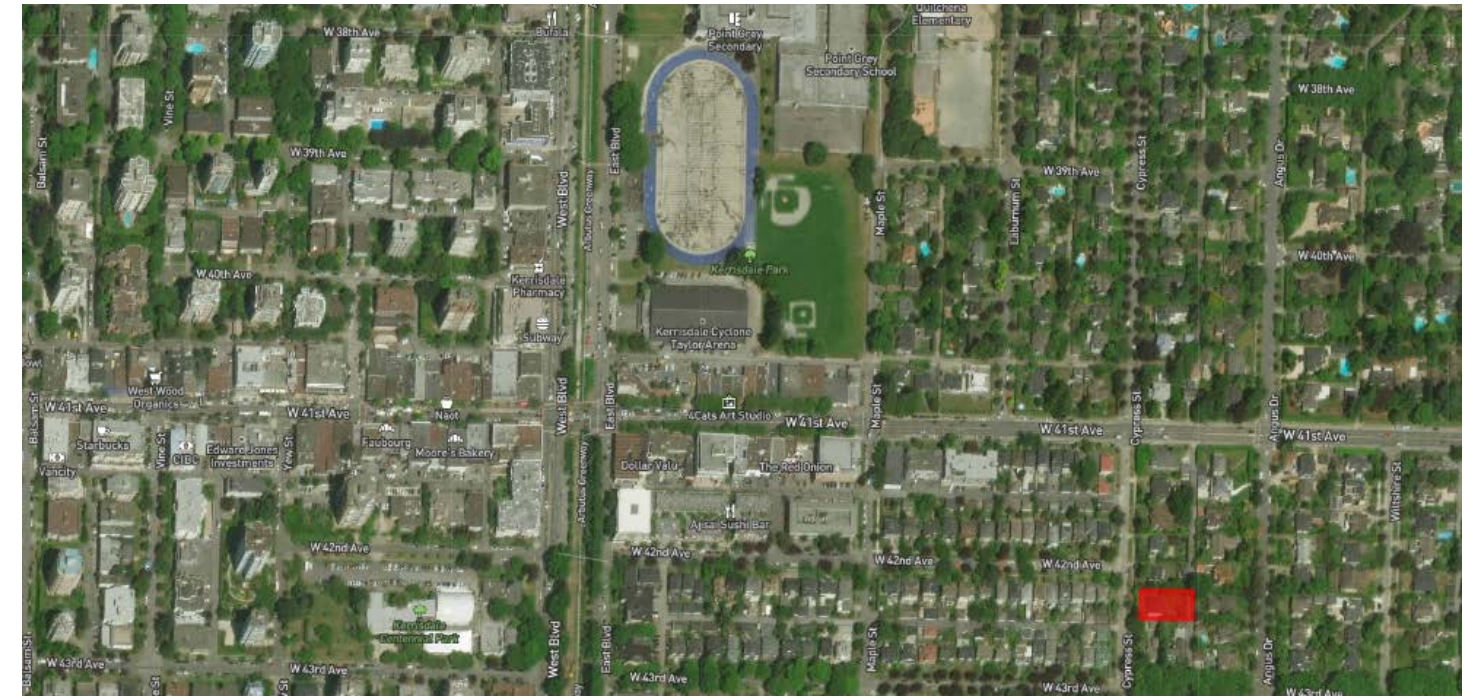
7010-7/5

Figure 8 - Development Options for Character Houses in RS zones 3, 3/A



* Rental projects can not be converted to strata at a later date without meeting the required building upgrades.

** Projects that are able to be stratified may be rented.



Active

R2416547

Board: V

House/Single Family

5838 CYPRESS STREET

Vancouver West
South Granville
V6M 3R7

Residential Detached

\$4,998,000 (LP)

(SP) **M**



Sold Date: _____ Frontage (feet): **75.50** Original Price: **\$4,998,000**
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1932**
 Depth / Size: **138.5** Bathrooms: **5** Age: **87**
 Lot Area (sq.ft.): **10,457.00** Full Baths: **3** Zoning: **RS-3**
 Flood Plain: **No** Half Baths: **2** Gross Taxes: **\$15,843.89**
 Rear Yard Exp: **East** For Tax Year: **2019**
 Council Apprv?: _____ Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: _____ P.I.D.: **011-075-694**
 Tour: _____

View: **Yes: 2ND STOREY KERRISDALE VIEWS**
 Complex / Subdiv: _____
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Concrete, Frame - Wood**
 Exterior: **Glass, Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen: _____ Reno. Year: **1998**
 Renovations: **Addition** R.I. Plumbing: _____
 # of Fireplaces: **1** R.I. Fireplaces: _____
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal** Metered Water: _____
 Fuel/Heating: **Hot Water, Natural Gas, Radiant**
 Outdoor Area: **Fenced Yard, Patio(s)**
 Type of Roof: **Asphalt, Metal**

Total Parking: **3** Covered Parking: **3** Parking Access: **Lane**
 Parking: **Carport; Single, Garage; Double**
 Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: _____
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental: _____
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **LOT 3A, BLOCK 15, PLAN VAP5762, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, OF LOT 7**

Amenities: _____

Site Influences: **Central Location, Private Yard, Shopping Nearby, Treed**

Features: **CithWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Range Top, Satellite Dish, Security System, Sprinkler - Inground**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'7 x 19'1	Above	Bedroom	13'2 x 17'6			x
Main	Dining Room	12'3 x 15'4	Above	Bedroom	13' x 14'			x
Main	Kitchen	13' x 14'3	Bsmt	Family Room	14'9 x 17'9			x
Main	Eating Area	8' x 8'	Bsmt	Laundry	11'4 x 12'8			x
Main	Steam Room	10'3 x 11'8	Bsmt	Kitchen	9'6 x 12'3			x
Main	Den	13'2 x 14'2	Bsmt	Utility	7' x 8'			x
Main	Solarium	11'10 x 18'2	Bsmt	Living Room	7'4 x 21'6			x
Above	Master Bedroom	15' x 17'6	Bsmt	Kitchen	7'6 x 8'			x
Above	Walk-In Closet	6' x 8'6	Bsmt	Bedroom	8' x 14'8			x
Above	Bedroom	10'6 x 13'	Bsmt	Bedroom	8' x 14'8			x

Finished Floor (Main):	1,672	# of Rooms:	20	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,440	# of Kitchens:	3	1	Main	3	No	Barn:
Finished Floor (Below):	1,300	# of Levels:	3	2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	Unauthorized Suite	3	Bsmt	3	No	Pool:
Finished Floor (Total):	4,412 sq. ft.	Crawl/Bsmt. Height:	_____	4	Above	2	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement:	2	5	Above	1	No	20x18.6
Grand Total:	4,412 sq. ft.	Beds not in Basement:	4	6				Grg Dr Ht:
		Basement:	Full, Fully Finished	7				
				8				



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