



Presented by:  
**George Xia**  
 RE/MAX Crest Realty (Westside)  
 Cell: 778-998-2768  
 Email: [georgexia@remax.net](mailto:georgexia@remax.net)



Vancouver West, University VW

**MLS# V1004218**

Residential Detached

**1792 WESTERN PW, V6T 1V3**

**Sold**



List Price:	\$5,160,000	Sold Price	\$4,870,000	Days on Market: 12
		Sold Date:	11-May-13	
Complex/Subdiv:				
Frontage:	110.00 ft	Bedrooms:	6	PID: 011-159-880
Depth/Size:	172.50	Bathrooms:	4	Type: House/Single Family
Lot Area SqFt:	18975.00	Full Baths:	3	Approx Yr Blt: 1928
Rear Yard Exp:	E	Half Baths:	1	Age at List Date: 85
Meas Type:	Feet	If New GST/HST Incl:		Taxes:
Flood Plain:		Zoning:	SF-A	
View:	Y - MOUNTAIN VIEW			
Serv. Connected:	Electricity, Natural Gas, Water			

Style of Home:	2 Storey w/Bsmt.	Total Parking:	5	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Side		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Stucco, Wood				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	2 BLKS
Type of Roof:	Fibreglass			Dist to School Bus:	
Renovations:		Reno Year:		Possession:	
Flooring:	Hardwood			Title to Land:	Freehold NonStrata
Water Supply:	City/Municipal			Seller's Interest:	Registered Owner
Heat/Fuel:	Hot Water, Radiant			Mortgage Info:	\$0
No. of Fireplaces:	2	R/I Fireplaces:		Property Disclosure:	Y
Fireplace Fuel:	Wood			Out Buildings:	
Outdoor Area:	Fenced Yard				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:					

Legal: PL VAP5449 LT 11 BLK 80 DL 140 LD 36 GROUP 1.  
 Amenities: Garden  
 Site Influences:  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Microwave, Oven-Built In

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Foyer	12'1 X 8'3	Below	Bedroom	14'7 X 12'2			X
Main F.	Living Room	27'2 X 15'1	Below	Bedroom	14'7 X 14'			X
Main F.	Dining	17'1 X 12'2	Below	Workshop	14'5 X 14'			X
Main F.	Family Room	20'2 X 15'1	Below	Laundry	8'1 X 6'6			X
Main F.	Kitchen	15' X 14'7	Below	Storage	13'3 X 6'6			X
Above	Master Bedroom	14'7 X 14'2			X			X
Above	Dressing Room	8'11 X 5'8			X			X
Above	Bedroom	13'5 X 11'2			X			X
Above	Bedroom	12'5 X 12'1			X			
Above	Bedroom	11'1 X 8'2			X			

<b>Floor Area (SqFt):</b>			<b>Bathrooms</b>		
Main Floor Area SqFt:	1,572	Total # Rooms:	15	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	1,164	# Kitchens:	1	2	4 Piece; Ensuite: Y; Level: Above
Finished Floor Down:	0	Finished Levels:	3	3	4 Piece; Ensuite: N; Level: Above
Finished Floor Bsmt SqFt:	1,201	Crawl/Bsmt Height:		4	3 Piece; Ensuite: N; Level: Below
Total Finished Floor SqFt:	3,937	Basement Area:	Fully Finished	5	
				6	
Unfinished Floor:	0	Suite:		7	
Grand Total Floor Area:	3,937			8	

Listing Broker(s): RE/MAX Crest Realty Westside

A rare opportunity to purchase one of the last largest Private Estate properties in the heart of the exquisite University Endowment Lands! This wonderful family home is superbly located on the south west corner of two of the prettiest streets, Western Parkway and Campus Road. This exceptional residence has a spacious floor plan with inviting light filled entertainment rooms, traditional cross hall room/dining room, family room/library, sundrenched deck, large kitchen with eating area, lovely staircase leading to 4 bedrooms up and 2 large bedrooms and bath on lower level plus generous flex-space. This unique property offers a private, quiet and superb location for rebuilding or renovating.



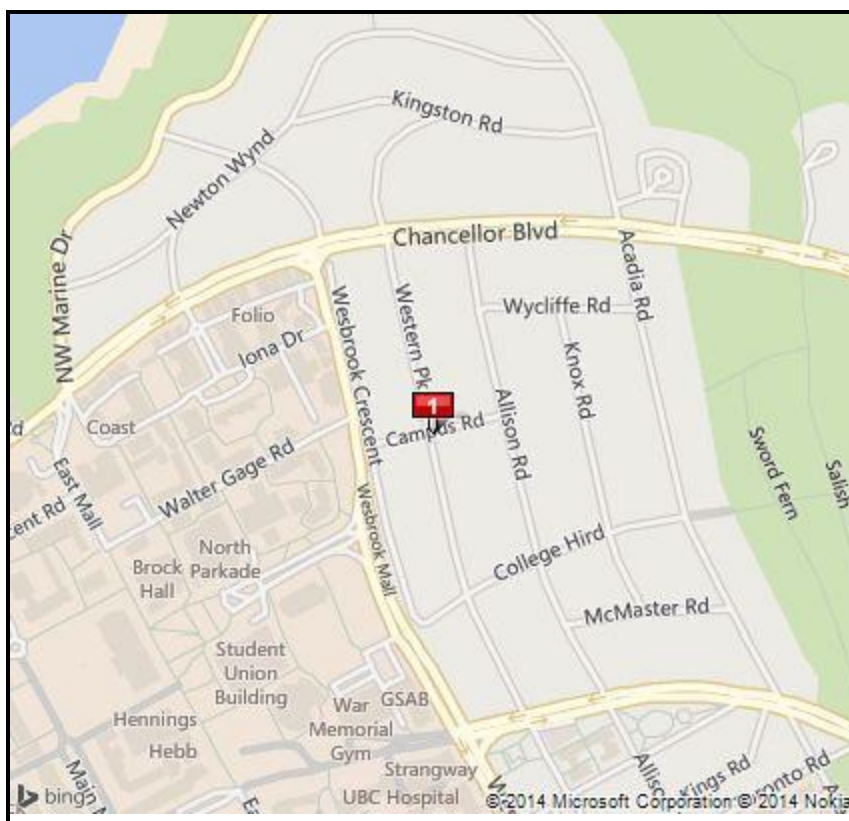
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