



Presented by:
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Vancouver West, Quilchena

MLS# V1086043

Residential Detached

2451 W 36TH AV, V6M 1L7

Sold



List Price:	\$4,688,000	Sold Price:	\$4,300,000	Days on Market:	36
		Sold Date:	24-Oct-14		
Complex/Subdiv:					
Frontage:	60.00 ft	Bedrooms:	5	PID:	013-271-474
Depth/Size:	134	Bathrooms:	8	Type:	House/Single Family
Lot Area SqFt:	8040.00	Full Baths:	6	Approx Yr Blt:	2012
Rear Yard Exp:	N	Half Baths:	2	Age at List Date:	2
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$17,685 (2014)
Flood Plain:		Zoning:	RS-5		
View:					
Serv. Connected: Electricity, Natural Gas, Water					

Style of Home:	2 Storey w/Bsmt.	Total Parking:	4	Covered Parking:	4
Construction:	Frame - Wood	Parking Access:	Rear		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Single, Garage; Triple		
Exterior:	Stone, Stucco				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	CLOSE
Type of Roof:	Asphalt			Dist to School Bus:	CLOSE
Renovations:		Reno Year:		Possession:	
Flooring:	Hardwood, Tile, Wall/Wall/Mixed	Title to Land:	Freehold NonStrata		
Water Supply:	City/Municipal	Seller's Interest:	Registered Owner		
Heat/Fuel:	Radiant	Mortgage Info:	\$0		
No. of Fireplaces:	2	R/I Fireplaces:		Property Disclosure:	Y
Fireplace Fuel:	Gas - Natural			Out Buildings:	
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:					

Legal: PL VAP2977 LT 18 BLK 18 DL 526 LD 36 OF LOT 6.
 Amenities: Air Cond./Central, Sauna/Steam Room
 Site Influences: Central Location, Private Setting, Private Yard
 Features Incl: Air Conditioning, Clothes Washer/Dryer/Fridge/Stove/DW, Heat Recov. Vent.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14'3 X 12'7	Above	Bedroom	12'4 X 12'			X
Main F.	Dining	12'7 X 11'	Above	Bedroom	10' X 9'			X
Main F.	Kitchen	13'6 X 9'8	Above	Bedroom	10' X 9'			X
Main F.	Wok Kitchen	13'6 X 6'6	Bsmt	Bedroom	11'4 X 11'			X
Main F.	Eating Area	13'6 X 11'5	Bsmt	Media Room	20' X 15'			X
Main F.	Family Room	16'3 X 13'6	Bsmt	Recreation Room	39'2 X 14'4			X
Main F.	Office	12'7 X 11'	Bsmt	Games Room	20' X 11'1			X
Main F.	Foyer	21'3 X 9'8	Bsmt	Laundry	13'4 X 10'			X
Above	Master Bedroom	15' X 14'1	Bsmt	Sauna	7' X 6'			
Above	Walk-In Closet	9'6 X 8'6						X

Floor Area (SqFt):			Bathrooms		
Main Floor Area SqFt:	1,492	Total # Rooms:	19	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	1,184	# Kitchens:	1	2	5 Piece; Ensuite: Y; Level: Above
Finished Floor Down:	0	Finished Levels:	3	3	3 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt:	2,013	Crawl/Bsmt Height:		4	3 Piece; Ensuite: Y; Level: Above
Total Finished Floor SqFt:	4,689	Basement Area:	Fully Finished	5	4 Piece; Ensuite: Y; Level: Above
Unfinished Floor:	0	Suite:		6	3 Piece; Ensuite: Y; Level: Bsmt
Grand Total Floor Area:	4,689			7	2 Piece; Ensuite: N; Level: Bsmt
				8	3 Piece; Ensuite: N; Level: Bsmt

Listing Broker(s): Royal Pacific Realty Corp.

Custom built 2 year new home in desirable QUILCHENA neighbourhood. Lot 60 x 134 (8040 sqft), interior with over 4600 sqft of living space, features high ceiling, beautiful hardwood & marble flooring, gourmet kitchen with wok kitchen, high end Viking appliances, granite countertop, Euroline windows, air-conditioning, HRV, home security system. Total 5 bedrooms (4 bedrooms all ensuite upstairs) and 8 bathrooms. Master ensuite with Jacuzzi tub & steam bath. Basement with home theatre room, huge recreation room, wet bar, wine cellar, sauna room and guest bedroom. 4 car detached garage. Close to transit & community centre, shopping along West Blvd, 10 mins to UBC. Point Grey Secondary & Quilchena elementary catchments.



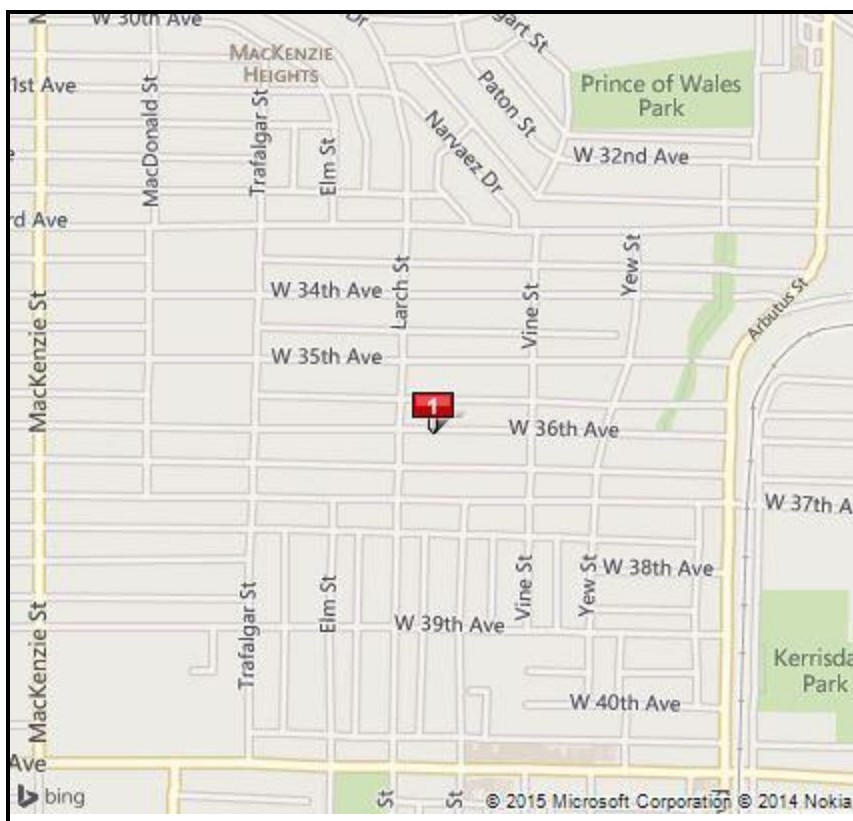
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