



Presented by:

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Sold
R2137312
Board: V
House/Single Family

6062 MARGUERITE STREET

Vancouver West
South Granville
V6M 3L1

Residential Detached

\$6,580,000 (LP)

\$6,000,000 (SP)



Sold Date: 2/25/2017	Frontage (feet): 77.00	Original Price: \$6,580,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1924
Depth / Size: 125.5	Bathrooms: 4	Age: 93
Lot Area (sq.ft.): 9,664.00	Full Baths: 3	Zoning: RS-3
Flood Plain:	Half Baths: 1	Gross Taxes: \$16,926.75
Rear Yard Exp: East		For Tax Year: 2016
Approval Req?:		Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: 011-202-262
		Tour:

View: **No** :

Complex / Subdiv:

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

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Completely**
 # of Fireplaces: **3**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Natural Gas, Radiant**
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Lane**
 Parking: **Add. Parking Avail., Garage; Double**
 Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Mixed**

Legal: **PL VAP5279 LT 7 BLK 14 DL 526 LD 36 **TR 02/23/17****

Amenities:

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Heat Recov. Vent., Security System, Smoke Alarm, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21'2 x 13'10	Bsmt	Bedroom	15' x 11'2			x
Main	Dining Room	13'4 x 12'	Bsmt	Media Room	26'1 x 11'2			x
Main	Kitchen	16'4 x 9'1	Bsmt	Wine Room	7' x 5'4			x
Main	Butlers Pantry	7'7 x 6'11	Bsmt	Office	13'6 x 9'5			x
Main	Mud Room	9'11 x 9'2	Bsmt	Gym	15'4 x 8'5			x
Above	Master Bedroom	24'4 x 11'4	Bsmt	Storage	11'3 x 5'6			x
Above	Walk-In Closet	8'10 x 8'						x
Above	Bedroom	16'4 x 11'11						x
Above	Study	11'11 x 9'11						x
Above	Bedroom	10'11 x 10'7						x

Finished Floor (Main): 1,745	# of Rooms: 16	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 1,596	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below): 0	# of Levels: 3	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement): 1,526	Suite: None	3	Above	4	No	Pool:
Finished Floor (Total): 4,867 sq. ft.	Crawl/Bsmt. Height:	4	Bsmt	4	No	Garage Sz:
	Beds in Basement: 1 Beds not in Basement: 3	5				Door Height:
Unfinished Floor: 0	Basement: Full, Fully Finished	6				
Grand Total: 4,867 sq. ft.		7				
		8				

Listing Broker(s): **Keller Williams Black Diamond**

Magnificent family home situated on a beautiful landscaped yard in the most prestigious South Granville area. Extensive tasteful upscale renovation has been done for this property in 2011 by award winning Robert Bailey Interiors to fully realize this modern masterpiece. This stunning home offers over 4800 sq.ft. of comfortable and functional living spaces. Main floor is comprised of entertainment sized living, dining, family areas and gourmet kitchen. Kitchen is furnished with Dornbracht fixtures, quartz counters & equipped entirely w/ Miele appliances. Upstairs features 3 good size bedrooms plus Study Room. One more bedroom in the basement could be a nice guest suite. Big Recreation room is good for all kind of activities. School Catchment: Maple Grove Elementary & Magee Secondary.