



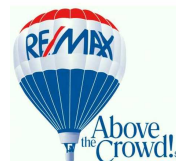
Presented by:

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**Sold**  
**R2165982**  
 Board: V  
 House/Single Family

**6876 WILTSHIRE STREET**

Vancouver West

South Granville

V6P 5H3

Residential Detached

**\$6,288,000 (LP)****\$5,900,000 (SP)** 

Sold Date: **5/22/2017** Frontage (feet): **66.00** Original Price: **\$6,288,000**  
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1988**  
 Depth / Size: **143.9** Bathrooms: **8** Age: **29**  
 Lot Area (sq.ft.): **9,497.40** Full Baths: **5** Zoning: **RS-6**  
 Flood Plain: Half Baths: **3** Gross Taxes: **\$14,482.34**  
 Rear Yard Exp: **East** For Tax Year: **2016**  
 Approval Req?: Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **004-369-939**  
 Tour:

View: :

Complex / Subdiv:

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

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Stucco, Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **7**  
 Fireplace Fuel: **Gas - Natural**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Baseboard, Electric**  
 Outdoor Area: **Patio(s) & Deck(s)**  
 Type of Roof: **Wood**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Total Parking: **3** Covered Parking: **3** Parking Access: **Lane**  
 Parking: **Garage; Triple**  
 Dist. to Public Transit: **5 blocks** Dist. to School Bus: **5 blocks**  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: :  
 Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **LOT 20 OF LOT C BLOCK 11 DISTRICT LOT 526 PLAN 5614**

Amenities:

Site Influences: **Central Location, Greenbelt, Lane Access, Paved Road, Private Setting, Private Yard**Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	16'9 x 15'5	Above	Walk-In Closet	5'5 x 5'5			x
Main	Eating Area	15'7 x 10'11	Above	Bedroom	15'3 x 10'11			x
Main	Kitchen	12'6 x 11'11	Above	Walk-In Closet	6'8 x 4'11			x
Main	Laundry	9'5 x 6'2	Above	Bedroom	15'11 x 13'11			x
Main	Dining Room	15'9 x 15'1	Above	Walk-In Closet	10'6 x 6'0			x
Main	Living Room	18'5 x 15'10	Bsmt	Recreation	31'5 x 19'7			x
Main	Foyer	16'5 x 12'1	Bsmt	Bar Room	13'0 x 11'1			x
Main	Office	13'5 x 11'9	Bsmt	Bedroom	18'2 x 11'5			x
Main	Bedroom	11'3 x 10'10	Bsmt	Bedroom	17'11 x 13'11			x
Above	Master Bedroom	15'0 x 14'6			x			

Finished Floor (Main): **2,361**  
 Finished Floor (Above): **1,476**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **1,640**  
 Finished Floor (Total): **5,477 sq. ft.**

Unfinished Floor: **0**  
 Grand Total: **5,477 sq. ft.**

# of Rooms: **19**  
 # of Kitchens: **1**  
 # of Levels: **3**  
 Suite:  
 Crawl/Bsmt. Height:  
 Beds in Basement: **2** Beds not in Basement: **4**  
 Basement: **Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Main	4	Yes
3	Main	2	No
4	Above	6	Yes
5	Above	4	Yes
6	Above	5	Yes
7	Bsmt	2	No
8	Bsmt	4	Yes

Outbuildings  
 Barn:  
 Workshop/Shed:  
 Pool:  
 Garage Sz:  
 Door Height:

Listing Broker(s): **Sotheby's Int'l Rlty Can (Van)****Sotheby's Int'l Rlty Can (Van)**

**Wonderful opportunity to own in South Granville. This one owner home, custom built in 1988, offers over 5,400 sf of living space on 3 levels. The main floor is extra large with an ensuite bedroom and an office. Upstairs are three ensuite bedrooms including a gracious over sized master. The lower level offers two more bedrooms and a large rec room. There is a three car garage off the lane and the grounds are professionally landscaped. Open house May 21st, Sunday 2-4pm.**