



Recreation Room 休閒室



Living Room 客廳



Master Bedroom 主睡房



Bedroom 睡房



Kitchen 廚房

South Cambie : 705 W 54th Ave, Vancouver

\$4,690,000

Bedrooms: 7	睡房	Year Built 年份: 2013
Baths: 7	衛生間	Floor Area 面積: 5,607 Sq. Ft.
Parking: 4	車位	Tax 地稅: \$13,169 (2014)
MLS#: V1085846		

Luxury and elegant home with great functionality! Corner site with finest details from the top floor to the basement! Superior layout with custom sized kitchens. High end kitchen equipment and light fixtures throughout! Theatre, pool size recreation room, bar with wine storage, A/C, HRV. Large deck great for BBQ, private backyard & 4 car garage. Best location in South Cambie. CLOSE TO CHURCHILL HIGH SCHOOL W/ IB PROGRAM, YORK HOUSE, CROFTON PRIVATE SCHOOL, LANGARA COLLEGE, UBC.

溫哥華西區South Cambie 豪華典雅獨立別墅, 7房7浴; 地大9466呎, 屋5607呎, 寬敞舒適, 街角地, 選料名貴, 手工精細。室內間隔流暢。高級廚房及名貴配套家電、燈飾。配有電影院, 大娛樂室, 酒吧, 冷氣, HRV。私家後院, 4車庫; 臨近名校: Churchill High (IB課程), York House, Crofton私校, Langara學院, UBC



778-885-3261

Bob Zhong 鍾博

國語粵語英語服務

bobzhong@gmail.com

Residential • Commercial • Property Management

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705 W 54TH AVE, VANCOUVER V6P 3N1

\$4,690,000



Vancouver West, South Cambie **MLS# V1085846**

Complex/Subdiv:

Frontage: 63.48 ft	Bedrooms: 7	PID: 009-445-579
Depth/Size: 113.31	Bathrooms: 7	Type: House/Single Family
Lot Area SqFt: 9466.00	Full Baths: 6	Age at List Date: 1
Rear Yard Exp: W	Half Baths: 1	Approx Yr Blt: 2013
Meas Type: Feet	If New GST/HST Incl: No	Taxes: \$13,169 (2014)
Flood Plain: No	Zoning: RS-1	

View:

Serv. Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, 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: Det.Grge/Carport	
Exterior: Stone, Stucco		
Rainscreen:	R/I Plumbing:	Dist to Public Trans: 1 BLK
Type of Roof: Asphalt		Dist to School Bus: 1 BLK
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, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 1	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: N		

Legal: **PL VAP9858 LT 19 BLK 887 DL 526 LD 36**

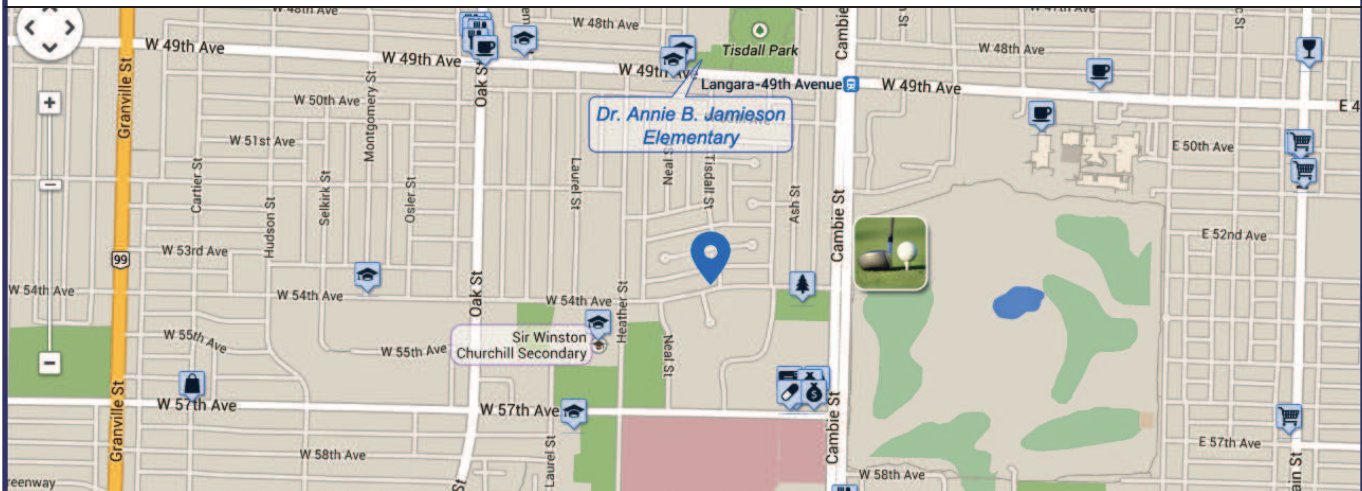
Amenities:

Site Influences: **Central Location, Golf Course Dev., Lane Access, Private Yard, Recreation Nearby, Shopping Nearby**

Features Incl: **Air Conditioning, Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener, Heat Recov. Vent., Intercom, Microwave, Oven-Built In, Security System, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 24'	Bsmt	Media Room	16' X 17'			X
Main F.	Family Room	18'4 X 14'	Bsmt	Recreation Room	14' X 31'8			X
Main F.	Kitchen	16'6 X 15'4	Bsmt	Bedroom	15'4 X 11'4			X
Main F.	Wok Kitchen	8'2 X 15'4	Bsmt	Bedroom	13' X 11'4			X
Main F.	Nook	10'6 X 10'4	Bsmt	Bedroom	13'2 X 13'6			X
Main F.	Den	16' X 12'	Bsmt	Wine Room	7' X 10'			X
Above	Master Bedroom	15' X 16'2						X
Above	Bedroom	13'2 X 11'						X
Above	Bedroom	12' X 12'						X
Above	Bedroom	12' X 12'						X

Floor Area (SqFt):		Total # Rooms: 16	Bathrooms
Main Floor Area SqFt: 1,797		# Kitchens: 1	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 1,552		Finished Levels: 3	2 5 Piece; Ensuite: Y; Level: Above
Finished Floor Down: 0		Crawl/Bsmt Height:	3 4 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt: 2,258		Basement Area: Full	4 4 Piece; Ensuite: Y; Level: Above
Total Finished Floor SqFt: 5,607		Suite: Legal Suite	5 4 Piece; Ensuite: Y; Level: Above
Unfinished Floor: 0			6 4 Piece; Ensuite: Y; Level: Bsmt
Grand Total Floor Area: 5,607			7 4 Piece; Ensuite: N; Level: Bsmt
			8



The enclosed information while deemed to be correct, is not guaranteed.