

Presented by:
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Vancouver West, MacKenzie Heights Residential Detached
3288 W 32ND AV, V6L 2C3 **MLS# V1017850** **Active**



List Price: \$1,788,000

Complex/Subdiv:

Frontage: 24.00 ft	Bedrooms: 3	PID: 028-860-195
Depth/Size: 130	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 2	Approx Yr Blt: 2012
Rear Yard Exp: S	Half Baths: 1	Age at List Date: 1
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$7,490 (2013)
Flood Plain:	Zoning: RS-5	

View:
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home: 2 Storey	Total Parking: 1	Covered Parking: 1
Construction: Frame - Wood	Parking Access: Lane	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Single	
Exterior: Mixed		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: Hardwood, Mixed		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: 1	R/I Fireplaces:	Property Disclosure: N - NEW CONSTRUCTION
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Balcony(s), Patio(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL BCP50921 LT B BLK 52 DL 2027 LD 36 GROUP 1, OF LOT 2

Amenities:

Site Influences: Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby

Features Incl: Air Conditioning, Clothes Washer/Dryer/Fridge/Stove/DW, Heat Recov. Vent., Security System

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 11'			X			X
Main F.	Kitchen	9' X 14'			X			X
Main F.	Dining	11' X 12'6			X			X
Main F.	Family Room	13' X 13'6			X			X
Above	Master Bedroom	13' X 13'6			X			X
Above	Bedroom	9'2 X 10'8			X			X
Above	Bedroom	13' X 11'			X			X
					X			X
					X			X
					X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 887	Total # Rooms: 7	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 891	# Kitchens: 1	2 4 Piece; Ensuite: N; Level: Above
Finished Floor Down: 0	Finished Levels: 2	3 5 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	
Total Finished Floor SqFt: 1,778	Basement Area: None	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 1,778		8

Listing Broker(s): RE/MAX Margaret Leung Realty

A BRAND NEW HOME AT AN AFFORDABLE PRICE. NO HST. Well designed new home on beautiful quiet street of Mackenzie Heights with mountain view. Exquisite interior finishing. Very spacious open floor plan with elegant living space. Main floor has high ceiling, hardwood floor & gas fireplace. Gourmet kitchen and family room opens to Southern backyard. Upper floor features 3 bedrooms including a high ceiling master bedroom with deluxe ensuite. Large crawl space for storage. Features include air conditioning, HRV, all deluxe appliances, etc. Prince of Wales High & Lord Kitchener Elementary School Catchment. Close to park & shopping. 2-5-10 New Home Warranty. Must see to appreciate.