Presented by: Margaret Leung Re/Max Margaret Leung Realty Phone: 604-263-2823

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Website: margaretleungrealty.com

| Vancouver West, E 3503 W 18T | | 149 | | Μ | ILS# V1 | 106655 | | | Residential De | tacheo tive |
|--|---|---|---|--|--|---|--|--|---|----------------|
| 3303 W 101 | 11 AV, VOJ | | List Price: | <u>۴</u> ۵ | 188,000 | | | | AU | tive |
| | - | | List Thee. | ψ + , | 100,000 | | | | | |
| | | | Complex/ | Subdiv: | | | | | | |
| | | | Frontage: | 46. | 60 ft | Bedrooms: | 4 | PID: | 012-605-913 | |
| | | | Depth/Siz | | 9.2 | Bathrooms: | 5 | Type: | House/Single F | ami |
| | | | Lot Area | SqFt: 0.0 | 0 | Full Baths: | 4 | Approx Yr E | | |
| 5.0 | | | Rear Yard | | | Half Baths: | 1 | Age at List | | |
| | | | Meas Typ | | et | If New GST/H | | Taxes: | \$7,858 (2014 |) |
| | | | Flood Plai | | | Zoning: | RS | -5 | | |
| a mart | | See in the local | View: | | | ountain & City | | an Matan | | |
| | | See al | Serv. Con | inected: Ele | CTRICITY, N | atural Gas, Sa | nitary Sewe | er, water | | |
| Style of Home: | 2 Storey w/ | Bsmt. | | | Tota | al Parking: | 2 | Covere | ed Parking: 2 | |
| Construction: | Frame - Wo | | | | | king Access: | Lane | | | |
| Foundation: | Concrete Pe | erimeter | | | | king Facilities: | Garage; I | Double | | |
| Exterior: | Mixed | | | | | | | | | |
| Rainscreen: | | | R/I Plumb | oing: | | to Public Trans: | | Dist to | School Bus: | |
| Type of Roof: | Metal | | Dene Vee | _ | | session: | E a a la a la l | No. Churche | | |
| Renovations: Flooring: | Hardwood, | Mixed | Reno Yea | r: | | e to Land: er's Interest: | | NonStrata ed Owner | | |
| Water Supply: | City/Munici | | | | | tgage Info: | \$0 | eu ownei | | |
| Heat/Fuel: | Hot Water, | | | | | igage inter | ΨŪ | | | |
| No. of Fireplaces: | | | R/I Firepla | aces: | Prop | perty Disclosure: | N - new c | onstructio | | |
| | Electric | | | | 0+ | Buildings: | | | | |
| | | | | | Out | bullulligs. | | | | |
| Fireplace Fuel: Outdoor Area: | Balcony(s); | Patio(s) o | Deck(s) | | Out | bullulligs. | | | | |
| Outdoor Area: Pad Rental: | Balcony(s); | Patio(s) o | Deck(s) | | Out | bullulings. | | | | |
| Outdoor Area: Pad Rental: Fixtures Leas | | Patio(s) o | Deck(s) | | Out | bunungs. | | | | |
| Outdoor Area: Pad Rental: Fixtures Leas Fixt Removed: | Balcony(s); N | | | 3910363 | | _ | P3576 PA | RT F1/2 DIS | TRICTI | |
| Outdoor Area: Pad Rental: Fixtures Leas | Balcony(s); N | | | 39 LD 36 3. | | _ | P3576, PA | RT E1/2, DIS | TRICT L | |
| Outdoor Area: Pad Rental: Fixtures Leas Fixt Removed: Legal: | Balcony(s); N PL VAP357 Central Loca | 6 LT 33 BL ation, Priva | K 28 DL 13 te Setting, | Shopping I | 2, BLOCK Nearby | 28, PLAN VA | | RT E1/2, DIS | TRICT L | |
| Outdoor Area: Pad Rental: Fixtures Leasi Fixt Removed: Legal: Amenities: Site Influences: | Balcony(s); N PL VAP357 Central Loca | 6 LT 33 BL ation, Priva | K 28 DL 13 te Setting, | Shopping I | 2, BLOCK Nearby | _ | | RT E1/2, DIS | TRICT L | |
| Outdoor Area: Pad Rental: Fixtures Leas Fixt Removed: Legal: Amenities: Site Influences: Features Incl: | Balcony(s); N PL VAP357 Central Loca Air Conditio | 6 LT 33 BL ation, Priva ning, Cloth | K 28 DL 13 te Setting, es Washer <i>i</i> | Shopping I /Dryer/Frid | 2, BLOCK Nearby Ige/Stove. | 28, PLAN VA /DW, Security | System | | | |
| Dutdoor Area: Pad Rental: Fixtures Leas Fixt Removed: Legal: Amenities: Site Influences: Features Incl: Features Incl: | Balcony(s); N PL VAP357 Central Loca Air Conditio | 6 LT 33 BL ation, Priva | K 28 DL 13 te Setting, es Washer, <u>Floor</u> | Shopping I /Dryer/Frid <u>Type</u> | 2, BLOCK Nearby Ige/Stove. | 28, PLAN VA | System <u>Floor</u> | | TRICT L Dimensions X | <u>.</u> |
| Dutdoor Area: Pad Rental: Fixtures Leas Fixt Removed: Legal: Amenities: Site Influences: Features Incl: Features Incl: Features Incl: | Balcony(s); N PL VAP357 Central Loca Air Conditio | 6 LT 33 BL ation, Priva ning, Cloth <u>Dimensions</u> | K 28 DL 13 te Setting, es Washer, <u>Floor</u> 2'4 Bsm | Shopping f /Dryer/Frid <u>Type</u> t Medi | 2, BLOCK Nearby Ige/Stove. | 28, PLAN VA /DW, Security <u>Dimensions</u> | System <u>Floor</u> 19' | | Dimensions | 2 |
| Dutdoor Area: Pad Rental: Fixtures Leas Fixt Removed: Legal: Amenities: Site Influences: Features Incl: Features Incl: Features Incl: Features Incl: Filter Type Main F. Livin Main F. Fami | Balcony(s); N PL VAP357 Central Loca Air Conditio | 6 LT 33 BL ation, Priva ning, Cloth <u>Dimensions</u> 13'6 X 1 | K 28 DL 13 te Setting, es Washer, <u>Floor</u> 2'4 Bsm 2'4 Bsm | Shopping f /Dryer/Frid <u>Type</u> t Medi | 2, BLOCK Nearby Ige/Stove. ia Room | 28, PLAN VA /DW, Security <u>Dimensions</u> 12'4 X 10'3 X 1 X | System <u>Floor</u> 19' | | Dimensions X X X X | <u>.</u> |
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| Outdoor Area: Pad Rental: Fixtures Leas Fixt Removed: Legal: Amenities: Site Influences: Features Incl: Floor Type Main F. Livin Main F. Livin Main F. Kitch Main F. Kitch Main F. Nook Main F. Wok Above Mast Above Bedr Above Bedr Above Bedr Above Bedr Smt Recri | Balcony(s); N PL VAP357 Central Loca Air Conditio dig Room ng ily Room nen Kitchen ter Bedroom com com reation Room <u>et):</u> qFt: 1 SqFt: 1 | 6 LT 33 BL ation, Priva ning, Cloth <u>Dimensions</u> 13'6 X 1 14'6 X 1 14'2 X 1 14' X 2 13'3 X 1 14' X 2 0' X 13'8 X 1 12'6 X 1 14'6 X 2 18'4 X 2 ,143 ,072 | K 28 DL 13 te Setting, es Washer/ 2'4 Bsm 2'4 Bsm 2'4 Bsm 2'4 3'2 0' 8'1 2'4 2'4 8'1 2'4 2'6 8'9 Total # # Kitche | Shopping M /Dryer/Frid t Medi t Bedr t Bedr Rooms: 1 ns: 1 | 2, BLOCK Nearby Ige/Stove ia Room oom | 28, PLAN VA /DW, Security <u>Dimensions</u> 12'4 X 10'3 X 1 X X X X X X X X X X X X X X | System 19' 12'6 <u>Batt</u> 1 2 2 5 | <u>Type</u> <u>Trooms</u> Piece; Ensuite Piece; Ensuite | Dimensions X X X X X X X X X X X X X X X X X X X | <u>2</u> |
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| Outdoor Area: Pad Rental: Fixtures Leas Fixt Removed: Legal: Amenities: Site Influences: Features Incl: Floor Type Main F. Livin Main F. Dinin Main F. Citvin Main F. Kitch Main F. Kitch Main F. Nook Main F. Nook Main F. Wok Above Bedr Above Bedr Bsmt Recr Floor Area (SqF Main Floor Area So Finished Floor Dov Finished Floor Dov | Balcony(s); N PL VAP357 Central Loc: Air Conditio dily Room ng ily Room nen Kitchen ter Bedroom coom ceation Room <u>et1):</u> qFt: 1 SqFt: 1 Nn: nt SqFt: 1 | 6 LT 33 BL ation, Priva ning, Cloth 13'6 X 1 14'6 X 1 14'6 X 1 14' X 0 13'3 X 4 13'3 X 4 13'3 X 1 14'6 X 1 12'6 X 1 12'6 X 1 12'6 X 2 18'4 X 2 ,143 ,072 0 ,281 | K 28 DL 13 te Setting, es Washer/ 2'4 Bsm 2'4 Bsm 2'4 Bsm 2'4 3'2 0' 8'1 2'4 2'4 2'4 2'4 2'4 2'6 8'9 Total # # Kitche Finished Crawl/B: | Shopping I /Dryer/Frid t Medi t Bedr k Bedr k Sedr sedr sedr sedr sedr sedr sedr sedr s | 2, BLOCK Nearby Ige/Stove ia Room oom | 28, PLAN VA /DW, Security 12'4 X 10'3 X 1 X X X X X X X X X X X X X X X X X X | System Floor 19' 12'6 <u>Batt</u> 1 2 2 5 3 4 4 4 | <u>Type</u> <u>Trooms</u> Piece; Ensuite Piece; Ensuite Piece; Ensuite Piece; Ensuite | Dimensions X X X X X X X X X X X X X X X X X X X | <u>}</u> |
| Outdoor Area: Pad Rental: Fixtures Leasi Fixt Removed: Legal: Amenities: Site Influences: Features Incl: Floor <u>Type</u> Main F. Livin Main F. Livin Main F. Fami Main F. Kitch Main F. Nook Main F. Wok Above Mast Above Bedr | Balcony(s); N PL VAP357 Central Loc: Air Conditio dily Room ng ily Room nen Kitchen ter Bedroom coom ceation Room <u>et1):</u> qFt: 1 SqFt: 1 Nn: nt SqFt: 1 | 6 LT 33 BL ation, Priva ning, Cloth <u>Dimensions</u> 13'6 X 1 14'6 X 1 14'2 X 1 14' X 2 13'3 X 1 14' X 2 0' X 13'8 X 1 12'6 X 1 14'6 X 2 18'4 X 2 ,143 ,072 0 | K 28 DL 13 te Setting, es Washer/ 2'4 Bsm 2'4 Bsm 2'4 Bsm 2'4 3'2 0' 8'1 2'4 0' 8'1 2'4 0' 8'1 2'4 9'6 8'9 Total # # Kitche Finished | Shopping I /Dryer/Frid t Medi t Bedr k Bedr k Sedr sedr sedr sedr sedr sedr sedr sedr s | 2, BLOCK Nearby Ige/Stove ia Room oom | 28, PLAN VA /DW, Security 12'4 X 10'3 X 1 X X X X X X X X X X X X X X X X X X | System Floor 19' 12'6 <u>Batt</u> 1 2 2 5 3 4 4 4 | <u>Type</u> <u>Trooms</u> Piece; Ensuite Piece; Ensuite Piece; Ensuite Piece; Ensuite | Dimensions X X X X X X X X X X X X X X X X X X X | <u>.</u> |
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| Outdoor Area: Pad Rental: Fixtures Leas Fixt Removed: Legal: Amenities: Site Influences: Features Incl: Features Incl: Features Incl: Features Incl: Main F. Livin Main F. Livin Main F. Kitch Main F. Kitch Main F. Nook Above Bedr Above Bedr Above Bedr Bsmt Recr Floor Area (SqF Main Floor Area St Finished Floor Dov Finished Floor Dov | Balcony(s); N PL VAP357 Central Loca Air Condition In Condition In Condition Pg Room In Condition Pg Room In Condition Pg Room In Condition Pg Room Pg In Condition Pg Room Pg Room Pg Room Pg Room Pg Room Pg Room Pg Room Pg Room Pg Room Pg Room Pg Room Pg Room Pg Room Pg Room Pg Room Pg Room Pg Room Pg Room Pg Patheres C Saft In Condition Patheres C Saft In Condition Patheres C Patheres C Saft In Condition Patheres C Saft In Condition Patheres Patheres C C C C C C C C C C C C C | 6 LT 33 BL ation, Priva ning, Cloth 13'6 X 1 14'6 X 1 14' X 0 13'3 X 4 0' X 13'8 X 1 12'6 X 1 12'6 X 1 14'6 X 2 18'4 X 2 ,143 ,072 0 ,281 ,495 | K 28 DL 13 te Setting, es Washer, 2'4 Bsm 2'4 Bsm 2'4 Bsm 2'4 3'2 0' 8'1 2'4 7'6 8'1 2'4 7'6 8'9 Total # # Kitche Finished Crawl/B Baseme | Shopping I /Dryer/Frid t Medi t Bedr k Bedr k Sedr sedr sedr sedr sedr sedr sedr sedr s | 2, BLOCK Nearby Ige/Stove ia Room oom | 28, PLAN VA /DW, Security 12'4 X 10'3 X 1 X X X X X X X X X X X X X X X X X X | System 19' 12'6 <u>Batt</u> 1 2 2 5 3 4 4 5 3 6 | <u>Type</u> <u>Trooms</u> Piece; Ensuite Piece; Ensuite Piece; Ensuite Piece; Ensuite | Dimensions X X X X X X X X X X X X X X X X X X X | <u></u> |

Impressive architect designed new home with SPECTACULAR WATER, CITY and MOUNTAIN VIEW on a quiet corner lot. Offering 3495 sq.ft. of luxuriously finished living space. High ceiling. Large family room. Upper floor has deluxe master suite with spa-like ensuite and 2 other large bedrooms with ensuites. All bedrooms have balcony to watch the fireworks and lovely view. Lower level is an entertainment paradise for the family with an oversized recreation room, wine room, media room, sauna and steam room. Truly one of a kind in a great location. Lord Byng High and Lord Kitchener Elementary catchment. GST INCLUDED.