

1438 WEST 32ND AVENUE, Shaughnessy

List Price: **\$21,880,000**

Meas. Type: Feet	Feet	Frontage (feet):	101/72	Approx. Year Built:	2020
Depth / Size:	184/181	Frontage (meters):		Age:	0
Lot Area (sq.ft.):	15,632	Bedrooms:	7	Zoning:	RS-5
Flood Plain:	No	Bathrooms:	10	Gross Taxes:	\$43,938.98
Approval Req.?:		Full Baths:	8	For Tax Year:	2019
Rear Yard Exp:	South	Half Baths:	2	Tax Inc. Utilities?	No
If new, GST/HST inc?:				P.I.D:	008-914-982
Complex / Subdiv:	ELEMENTS ESTATE				
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water				

Style of Home:	2 Storey w/Bsmt.	Total Parking:	7
Construction:	Frame - Wood	Covered Parking:	3
Exterior:	Mixed, Stucco, Wood	Parking:	Attached & Detached Garage, Carport,
Foundation:	Concrete Preimeter	Parking Access:	Lane, Front Driveway
Rain Screen:		Title to Land:	Freehold NonStrata
Renovations:		Seller's Interest:	Registered Owner
# of Fireplaces:	4	Owner PropertyDisc.:	Yes
Fireplace Fuel:	Gas - Natural	PAD Rental:	
Water Supply:	City/Municipal	Fixtures Leased:	No
Fuel/Heating:	Natural Gas, Radiant	Fixtures Rmvd.:	No
Outdoor Area:	Deck(s), Balconies, Patio(s)	Registered:	
Type of Roof:	Asphalt	Floor Finish:	Hardwood, Mixed, Other

Legal: **LOT 15, BLOCK 791, PLAN VAP6011, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT**
 Amenities: **levator, Garden, Guest Suite, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub**
 Site Influences: **Central Location, Greenbelt, Marina Nearby, Private Setting, Shopping Nearby, Treed**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Security System, Smoke Alarm, Sprinkler - Fire, Wine Cooler**

FLOOR	TYPE	DIMENSIONS	FLOOR	TYPE	DIMENSIONS
Main	Living Room	18'6 x 13'	Above	Bedroom	10'4 x 14'6
Main	Dining Room	17'6 x 13'	Basement	Media Room	10' x 11'
Main	Den	11' x 11'5	Basement	Bedroom	10'3 x 10'5
Main	Kitchen	18'8 x 12'	Basement	Other	11'3 x 11'7
Main	Bedroom	12' x 12'5	Basement	Gym	4'5 x 7'5
Main	Wok Kitchen	10'6 x 7'9	Basement	Bedroom	13'4 x 19'9
Main	Mud Room	8'8 x 9'	Basement	Storage	11'6 x 10'6
Main	Nook	14'6 x 11'	Basement	Laundry	12' x 10'6
Main	Family Room	10'4 x 11'3	Basement	Recreation Room	20'4 x 23'1
Main	Bedroom	11'8 x 9'	Basement	Other	14'6 x 27'
Main	Living Room	12' x 15'8	Above	Kitchen	4' x 7'
Above	Master Bedroom	18'6 x 14'4	Main	Kitchen	10'10 x 12'
Above	Bedroom	15'6 x 13'			
Above	Bedroom	15'6 x 13'			

Finished Floor (Main):	3,822	# of Rooms:	25	BATH FLOOR	# OF PIECES	ENSUITE?	
Finished Floor (Above):	2,434	# of Kitchen:	4	1	Main	2	No
Finished Floor (Below):		# of Levels:	3	2	Main	2	No
Finished Floor (Basement):	4,407	Suite:	Guest House	3	Above	4	Yes
Finished Floor (Total):	10,663 sq. ft.	Basement:	Fully finished	4	Above	3	Yes
Unfinished Floor:	0	Beds in Basement:	2	5	Above	3	Yes
Grand Total:	10,663 sq. ft.	Beds not in Basement:	5	6	Above	3	Yes
				7	Above	3	Yes
				8	Bsmt	3	No

Listing Broker 1:	Macdonald Realty Westmar	Office:	604.279.9822
Listing Sales Rep 1:	Juliette Zhang PREC*	Phone:	604.781.6390
Listing Broker 2:	Icon Marketing Inc.	Office:	604.227.7967
Listing Sales Rep 2:	Crystal Hung PREC*	Phone:	778.893.2422