

JUST LISTED

6948 HEATHER ST, SOUTH CAMBIE, VANCOUVER Offered at \$4,880,000



Perfect Location, a Great Build & a magnificent Home. This young & updated family home sits on almost 7,000 SF lot with wide frontage. Located in the popular & convenience South Cambie Neighbourhood on a clean and tree-lined block. Located close by school, transit & countless amenities. Custom 4,170 SF boasts 6 large bedrooms, 5 full bath and a powder. High ceilings & openness on the main level makes this a grandiose space for family & friend gatherings. Open concept kitchen & large island, spacious work kitchen. New wooden floor, stairs & millwork; updated ensuite bathrooms made this home more elegant than newly built. All lightings updated to LED. Large deck out back provides more outdoor entertaining space. Jamieson Elementary & Churchill Secondary. Perfect family home for you.



Bedroom: 6 Bathroom: 5.5
Living Area: 3,087 SF
Frontage: 58 ft Depth: 120 ft
Lot: 7,540 SF
Zoning: RS-1, Built: 2007, Age: 9
Reno: 2015, Parking: 4 covered

**Residential, Commercial,
Multifamily, Investment Holdings,
Cash-Flow Properties, Development
Assemblies**
"Helping You Move Forward"



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Active
R2047685

6948 HEATHER STREET

Residential Detached

Board: V
 House/Single Family

Vancouver West
 South Cambie
 V6P 3P6

\$4,880,000 (LP)

(SP)



Sold Date:	Frontage (feet):	58.00	Original Price: \$4,880,000
Depth / Size (ft.):	Bedrooms:	6	Approx. Year Built: 2007
Lot Area (sq.ft.):	Bathrooms:	6	Age: 9
Flood Plain:	Full Baths:	5	Zoning: RS-1
Rear Yard Exp:	Half Baths:	1	Gross Taxes: \$11,668.38
Approval Req?:			For Tax Year: 2015
If new, GST/HST inc?:			Tax Inc. Utilities?: No
			P.I.D.: 009-445-129
			Tour:

View: :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Stucco, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt, Tile - Concrete**

Total Parking: **4** Covered Parking: **4** Parking Access: **Rear**
 Parking: **Add. Parking Avail., Garage; Double**
 Dist. to Public Transit: **3** Dist. to School Bus: **0.5**
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Hardwood, Mixed, Tile**

Legal: **PL VAP9858 LT 7 BLK 887 DL 526 LD 36**

Amenities:

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, Clothes Washer/Dryer, Security System, Sprinkler - Fire, Sprinkler - Inground, Wet Bar**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'10 x 15'10	Above	Bedroom	13'8 x 9'7			x
Main	Kitchen	13'5 x 11'	Above	Bedroom	16'10 x 12'			x
Main	Dining Room	15' x 10'9	Bsmt	Bedroom	15'2 x 13'10			x
Main	Family Room	14'5 x 13'6	Bsmt	Bedroom	13'2 x 11'9			x
Main	Office	13'2 x 9'8	Bsmt	Media Room	18'5 x 12'9			x
Main	Wok Kitchen	10'8 x 4'10	Bsmt	Recreation	21' x 12'7			x
Main	Eating Area	13'6 x 10'6	Bsmt	Laundry	10'5 x 7'3			x
Main	Foyer	23' x 8'10						x
Above	Master Bedroom	15' x 14'6						x
Above	Bedroom	10'5 x 9'6						x

Finished Floor (Main):	1,622	# of Rooms:	17	Bath	1	Floor	Main	# of Pieces	2	Ensuite?	No	Outbuildings
Finished Floor (Above):	1,164	# of Kitchens:	2		2		Above		6		Yes	Barn:
Finished Floor (Below):	0	# of Levels:	3		3		Above		4		Yes	Workshop/Shed:
Finished Floor (Basement):	1,384	Suite:			4		Above		4		No	Pool:
Finished Floor (Total):	4,170 sq. ft.	Crawl/Bsmt. Height:			5		Bsmt		4		Yes	Garage Sz:
Unfinished Floor:	0	Beds in Basement:	2	Beds not in Basement:	4		Bsmt		3		No	Door Height:
Grand Total:	4,170 sq. ft.	Basement:	Full, Fully Finished									

Listing Broker(s): **RE/MAX Real Estate Services**

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