

PAUL KHARA

REAL ESTATE GROUP

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5469 WESTMINSTER AVENUE

LADNER, V4K 2J4

4 BED  6 BATH  3,156 SQ.FT. 



Expired  
R2465791

# 5469 WESTMINSTER AVENUE

\$1,680,000 (LP)   
(SP)

Board: V, Detached  
House/Single Family

Ladner  
Neilsen Grove  
V4K 2J4



◀ 1 of 27 ▶

Days on Market: **93** List Date: **6/15/2020** Expiry Date: **9/15/2020**  
Previous Price: **\$0** Original Price: **\$1,680,000** Sold Date:

Meas. Type: **Feet** Frontage (feet): **44.00** Approx. Year Built: **2020**  
Depth / Size: **153 IRR.** Frontage (metres): **13.41** Age: **0**  
Lot Area (sq.ft.): **6,335.00** Bedrooms: **4** Zoning: **RES**  
Flood Plain: Bathrooms: **6** Gross Taxes: **\$0.00**  
Council Apprv?: Full Baths: **5** For Tax Year: **2020**  
Rear Yard Exp: Half Baths: **1** Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **030-777-569**  
View: **No :** Tour: [Virtual Tour URL](#)  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal**

Style of Home: **2 Storey** Total Parking: Covered Parking: Parking Access:  
Construction: **Frame - Wood** Parking: **Garage; Double**  
Exterior: **Fibre Cement Board, Mixed** Dist. to Public Transit: Dist. to School Bus:  
Foundation: **Concrete Perimeter** CSA/BCE: Title to Land: **Freehold NonStrata**  
Rain Screen: Reno. Year: Seller's Interest: **Registered Owner**  
Renovations: R.I. Plumbing: Property Disc.: **Yes:**  
# of Fireplaces: **2** R.I. Fireplaces: PAD Rental:  
Fireplace Fuel: **Electric, Natural Gas** Metered Water: Fixtures Leased: **No :**  
Water Supply: **City/Municipal** Fixtures Rmvd: **No :**  
Fuel/Heating: **Natural Gas, Radiant** Registered:  
Outdoor Area: **Patio(s)** Floor Finish: **Mixed**  
Type of Roof: **Asphalt**

Legal: **030-777-569 LOT 3, PLAN EPP83163, DISTRICT LOT 116, GROUP 2, NEW WESTMINSTER LAND DISTRICT** Municipal Charges  
Amenities: Garbage:  
Water:  
Dyking:  
Sewer:  
Other:  
Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Private Yard**  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 13'	Above	Walk-In Closet	8'7 x 8'5			x
Main	Dining Room	14' x 12'	Main	Wok Kitchen	12' x 7'			x
Main	Kitchen	17'6 x 16'			x			x
Main	Nook	8'5 x 8'			x			x
Main	Family Room	17' x 13'			x			x
Main	Media Room	16'10 x 14'			x			x
Above	Master Bedroom	14' x 12'6			x			x
Above	Bedroom	13' x 10'10			x			x
Above	Bedroom	11'6 x 11'			x			x
Above	Bedroom	13' x 12'			x			x

Finished Floor (Main):	1,697	# of Rooms:	12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,459	# of Kitchens:	2	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3	Above	4	Yes	Pool:
Finished Floor (Total):	3,156 sq. ft.	Crawl/Bsmt. Height:		4	Above	4	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 4	5	Above	4	No	Grg Door Ht:
Grand Total:	3,156 sq. ft.	Basement: None		6	Above	4	No	
				7				
				8				

List Broker 1: **Sutton Group Seafair Realty - Office: 604-946-1255** List Broker 2:  
List Desig Agt 1: Phone L.R. First  
List Desig Agt 2: 3: **PAUL KHARA**  
Sell Broker 1: Call:  
Sell Sales Rep 1: 2: 3: Phone: **604-816-4568**  
Owner:  
Commission:

Occupancy: **Vacant**

Realtor Remarks: **OPEN HOUSE PROCEDURE: BY APPOINTMENT ONLY. We please ask everyone to follow our strict social distancing measures and safety exceptions. Masks and gloves are to be worn at all times. Only one group will be allowed in the home at a time. Absolutely no touching. No**

**Newly built custom luxury home in West Ladner built by reputable builder iDreamHomes. Open floor-plan with luxury finishings throughout. 10 ft ceilings down and 9 ft ceilings up, this home comes complete with soundproof media room and bar, crown mouldings throughout, radiant in floor heat, security system, family room with vaulted ceilings and nano door technology which opens up beautifully into your outdoor patio and southwest facing backyard. Enjoy your gourmet chefs kitchen with high end Meile appliances, quartz counters with eating bar and wok kitchen with gas range. All four bedrooms upstairs include their own ensuite's. Master Bedroom includes walk in closet, private balcony facing the yard, stand up steam shower, soaker tub and two piece vanity. Book your private showing today.**

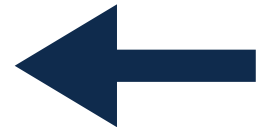
## SPA INSPIRED ENSUITE

NOT ONLY DO ALL BEDROOMS INCLUDE THIER OWN BATHROOMS, THIS MASTER IS A MUST HAVE! SPA INSPIRED ENSUITE OVERSIZED STEAM SHOWER, DUAL SINKS AND SOAKER TUB.



## ENTERTAIN IN STYLE

PERFECT FOR ENTERTAINING, THIS HOME FEATURES FORMAL LIVING AND EATING AREAS, THEATRE ROOM WITH WET BAR AND SEPARATE WOK KITCHEN FROM MAIN CHEFS KITCHEN.



## MODERN LIVING

THIS HOME HAS EVERYTHING FROM OPEN CONCEPT LIVING AND HIGH END FINISHINGS TO CUSTOM NANO DOOR IN MAIN LIVING ROOM FOR INDOOR/OUTDOOR LIVING.



# UNIQUE PROPERTY FEATURES

- Unbeatable West Ladner location walking distance to schools, shopping and recreation
- Custom built by reputable builder iDream Homes
- 3,156 sq.ft of living space on a 6,335 sq.ft lot
- Main living includes 10ft. ceilings, custom lighting, formal eating and living spaces
- Theatre room with private full bathroom and wet bar
- Smart home with touchscreen panels
- Living room includes vaulted ceilings, electric fireplace, built in shelving, stone feature wall and nano door technology for indoor/outdoor living
- Gourmet chefs kitchen include quartz countertops, oversized island, s/s Miele appliances
- Wok kitchen equipped with gas range, sink, dishwasher and fridge
- Home is equipped with built in vacuum, AC and surround sound
- Luxurious master bedroom with private balcony and spa-like ensuite which includes large steam shower, soaker tub and dual vanity
- all 4 bedrooms come with their own private bathrooms
- Sunny southwest facing backyard with gas hookup and covered outdoor living space