

PAUL KHARA

REAL ESTATE GROUP

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5477 WESTMINSTER AVENUE

LADNER, V4K 2J4

5 BED  6 BATH  3,556 SQ.FT. 



**Active** **5477 WESTMINSTER AVENUE**

**\$1,858,800** (LP)   
(SP)

**R2526661**  
Board: V, Detached  
House/Single Family

Ladner  
Neilsen Grove  
V4K 2J4



Days on Market: **1** List Date: **1/6/2021** Expiry Date: **4/6/2021**  
 Previous Price: **\$0** Original Price: **\$1,858,800** Sold Date:  
 Meas. Type: **Feet** Frontage (feet): **0.01** Approx. Year Built: **2020**  
 Depth / Size: **.01** Frontage (metres): **0.00** Age: **1**  
 Lot Area (sq.ft.): **7,113.00** Bedrooms: **5** Zoning: **RES**  
 Flood Plain: Bathrooms: **6** Gross Taxes: **\$3,515.44**  
 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.: **030-777-534**  
 View: **No** Tour: [Virtual Tour URL](#)  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal**

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Style of Home: **2 Storey** Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
 Construction: **Frame - Wood** Parking: **Garage; Double**  
 Exterior: **Fibre Cement Board, Mixed**  
 Foundation: **Concrete Perimeter** CSA/BCE: Dist. to Public Transit: Dist. to School Bus:  
 Rain Screen: Reno. Year: Title to Land: **Freehold NonStrata**  
 Renovations: R.I. Plumbing: Seller's Interest: **Registered Owner**  
 # of Fireplaces: **1** R.I. Fireplaces: Property Disc.: **No : OWNER NEVER LIVED IN.**  
 Fireplace Fuel: **Electric** PAD Rental:  
 Water Supply: **City/Municipal** Metered Water: Fixtures Leased: **No**  
 Fuel/Heating: **Radiant** Fixtures Rmvd: **No**  
 Outdoor Area: **Balcony(s), Patio(s) & Deck(s)** Registered:  
 Type of Roof: **Asphalt** Floor Finish: **Hardwood, Tile**

Legal: **030-777-534 LOT 1, PLAN EPP83163, DISTRICT LOT 116, GROUP 2, NEW WESTMINSTER LAND DISTRICT** Municipal Charges  
 Amenities: **None** Garbage:  
 Site Influences: **Central Location, Golf Course Nearby, Marina Nearby, Private Yard, Recreation Nearby** Water:  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Security System, Smoke Alarm, Vacuum - Built In, Wet Bar** Dyking:  
 Sewer:  
 Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	12' x 6'6	Above	Master Bedroom	15' x 13'			x
Main	Living Room	19' x 11'6	Above	Walk-In Closet	8'6 x 8'6			x
Main	Dining Room	12'6 x 11'6	Above	Bedroom	12' x 10'9			x
Main	Kitchen	17' x 15'6	Above	Bedroom	13' x 11'			x
Main	Wok Kitchen	11'6 x 6'6	Above	Bedroom	11'5 x 11'5			x
Main	Eating Area	10'4 x 10'	Above	Laundry	7'6 x 5'			x
Main	Family Room	18'8 x 13'6						x
Main	Media Room	17' x 13'9						x
Main	Bedroom	11'6 x 10'						x
Main	Mud Room	6'9 x 6'						x

Finished Floor (Main):	<b>2,007</b>	# of Rooms: <b>16</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,549</b>	# of Kitchens: <b>2</b>	1	Main	<b>3</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	Main	<b>2</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3	Above	<b>5</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>3,556 sq. ft.</b>	Crawl/Bsmt. Height:	4	Above	<b>3</b>	<b>Yes</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	5	Above	<b>3</b>	<b>Yes</b>	Grg Door Ht:
Grand Total:	<b>3,556 sq. ft.</b>	Basement: <b>None</b>	6	Above	<b>3</b>	<b>Yes</b>	
		Bed not in Basement: <b>5</b>	7				
			8				

List Broker 1: [Sutton Group Seafair Realty - Office: 604-946-1255](#) List Broker 2: [paulkhara@gmail.com](mailto:paulkhara@gmail.com)  
 List Desig Agt 1: [Paul Khara PREC\\* - Phone: 604-816-4568](#) 3: Appointments: **Phone L.R. First**  
 List Desig Agt 2: 3: Call: **CALVIN KHARA**  
 Sell Broker 1: 3: Phone: **778-869-4875**  
 Sell Sales Re, 3:  
 Owner:  
 Commission

Occupancy: **Vacant**

Realtor **COVID 19 PROTOCOLS APPLY. MASKS MANDATORY AT ALL SHOWINGS.**  
 Remarks:

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 w/ wetbar, guest bedroom on main with ensuite, 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.

## SPA INSPIRED ENSUITE

NOT ONLY DO ALL BEDROOMS INCLUDE THEIR 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 A THEATRE ROOM WITH WET BAR. COMPLETE WITH A GUEST BEDROOM AND PRIVATE ENSUITE ON THE MAIN FLOOR.



## 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
- Main living includes 10ft. ceilings, custom lighting, formal eating and living spaces
- Theatre room with private full bathroom and wet bar
- Guest Bedroom with private ensuite on the main floor
- 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
- Sunny southwest facing backyard with gas hookup and covered outdoor living space