



6 Bed



7 Bath



1 Office



2 Kitchens



1 Game



1 Media



1 Sauna



1 Hot Tub



6 Parking



4,952 sq.ft.



8,400 sq.ft.



让家成为 **幸福** 的起点

— 大温前Top 1%  
金牌地产团队加房购



### INTERIOR VIEW

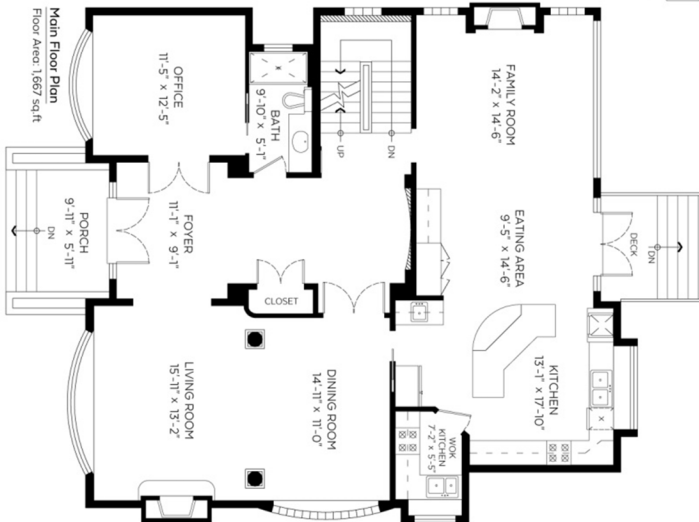
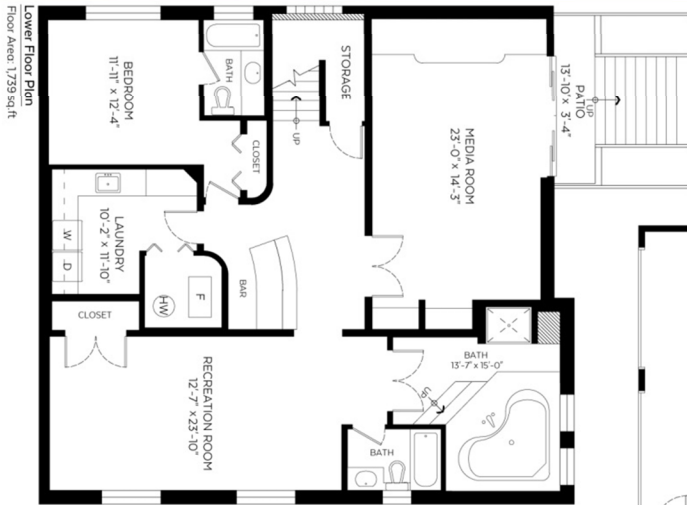


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2018~2020 Top 1% Medallion Club Team Leader | 2017 Top10% Medallion Club Team Leader  
2015~2016 Medallion Club Member | 2018 Multiple Realty Team Award & Master Award  
2015 Multiple Realty Platinum Award | 2016/2017 Multiple Realty Diamond Award

\*Personal Real Estate Corporation | This Communication is not intended to cause or induce breach of an existing Agency Agreement



2728 W 33rd Avenue, Vancouver, B.C.

|              |             |
|--------------|-------------|
| Main Floor:  | 1,667 sq.ft |
| Upper Floor: | 1,306 sq.ft |
| Lower Floor: | 1,739 sq.ft |

**Sub-Total:** 4,712 sq.ft.

Detached Guest House 240 sq.ft

**Grand Total:** 4,952 sq.ft.



#### Auxiliary Area

|                |           |
|----------------|-----------|
| Garage:        | 575 sq.ft |
| Patio:         | 163 sq.ft |
| Deck:          | 41sq.ft   |
| Porch:         | 85 sq.ft  |
| Open To Below: | 104 sq.ft |

Measured on: June. 17, 2017

The floor plan is not suitable for architectural construction and is covered under E.O. © Excelsior Measuring Inc. 2017. All rights reserved for Excelsior Measuring Inc. Users shall not publish and distribute such material (in whole or in part) and/or incorporate it in other works in any form.

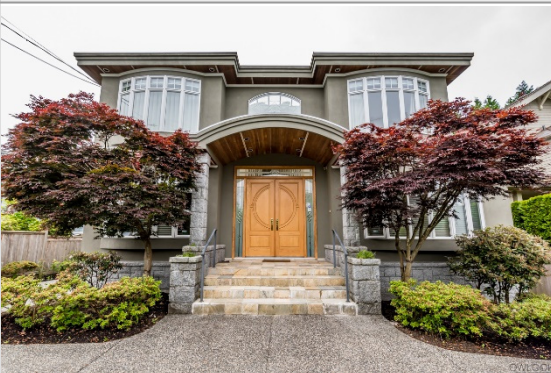
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2018~2020 Top 1% Medallion Club Team Member  
2017 Top 10 % Medallion Club Team Member | 2018 Multiple Realty Top Team Award  
2017~2018 Multiple Realty Platinum Award | 2016 Multiple Realty President Award

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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |  |                                                                                                                                                                                                                                                                                                                                                                                     |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                |  |  |                                                                                                                                                                                                                                                                                            |  |  |                                                                                                                                |  |  |                                                                                                                             |  |  |                                                                                                                                 |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--------------------------------------------------------------------------------------------------------------------------------|--|--|-----------------------------------------------------------------------------------------------------------------------------|--|--|---------------------------------------------------------------------------------------------------------------------------------|--|--|
| <div>Active</div> <div>R2548096</div> <div>Board: V</div> <div>House/Single Family</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |  | <div>2728 W 33RD AVENUE</div> <div>Vancouver West</div> <div>Mackenzie Heights</div> <div>V6N 2G1</div>                                                                                                                                                                                                                                                                             |  |  | <div>Residential Detached</div> <div>\$3,990,000 (LP)</div> <div>\$4,280,000 (SP)</div>                                                                                                                                                                                                                                                                                                                        |  |  |                                                                                                                                                                                                                                                                                            |  |  |                                                                                                                                |  |  |                                                                                                                             |  |  |                                                                                                                                 |  |  |
| <div></div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |  | <div>Sold Date:</div> <div>Meas. Type: Feet</div> <div>Depth / Size: 140</div> <div>Lot Area (sq.ft.): 8,400.00</div> <div>Flood Plain:</div> <div>Rear Yard Exp:</div> <div>Council Apprv?:</div> <div>If new, GST/HST inc?:</div>                                                                                                                                                 |  |  | <div>Frontage (feet): 60.00</div> <div>Bedrooms: 6</div> <div>Bathrooms: 7</div> <div>Full Baths: 7</div> <div>Half Baths: 0</div>                                                                                                                                                                                                                                                                             |  |  | <div>Original Price: \$4,280,000</div> <div>Approx. Year Built: 1996</div> <div>Age: 25</div> <div>Zoning: RS5</div> <div>Gross Taxes: \$11,179.30</div> <div>For Tax Year: 2020</div> <div>Tax Inc. Utilities?: No</div> <div>P.I.D.: 005-904-412</div> <div>Tour: Virtual Tour URL</div> |  |  |                                                                                                                                |  |  |                                                                                                                             |  |  |                                                                                                                                 |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |  | <div>View: :</div> <div>Complex / Subdiv:</div> <div>Services Connected: Community</div> <div>Sewer Type: City/Municipal</div>                                                                                                                                                                                                                                                      |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                |  |  |                                                                                                                                                                                                                                                                                            |  |  |                                                                                                                                |  |  |                                                                                                                             |  |  |                                                                                                                                 |  |  |
| <div>Style of Home: 2 Storey w/Bsmt.</div> <div>Construction: Frame - Wood</div> <div>Exterior: Stucco</div> <div>Foundation: Concrete Perimeter</div> <div>Rain Screen:</div> <div>Renovations:</div> <div># of Fireplaces: 2</div> <div>Fireplace Fuel: Propane Gas</div> <div>Water Supply: City/Municipal</div> <div>Fuel/Heating: Radiant</div> <div>Outdoor Area: Balcny(s) Patio(s) Dck(s)</div> <div>Type of Roof: Tile - Concrete</div>                                                                                                                                                                                                                                                          |  |  | <div>Reno. Year:</div> <div>R.I. Plumbing:</div> <div>R.I. Fireplaces:</div> <div>Metered Water:</div>                                                                                                                                                                                                                                                                              |  |  | <div>Total Parking: 6</div> <div>Covered Parking: 2</div> <div>Parking Access:</div> <div>Parking: Garage; Double</div> <div>Dist. to Public Transit: 2</div> <div>Dist. to School Bus: 2</div> <div>Title to Land: Freehold Strata</div> <div>Property Disc.: Yes</div> <div>PAD Rental:</div> <div>Fixtures Leased: No :</div> <div>Fixtures Rmvd: No :</div> <div>Floor Finish: Hardwood, Mixed, Tile</div> |  |  |                                                                                                                                                                                                                                                                                            |  |  |                                                                                                                                |  |  |                                                                                                                             |  |  |                                                                                                                                 |  |  |
| <div>Legal: PLAN VAP2283, LT 21 BLK, 48, DISTRICT LOT 2027 LD 36</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |  |                                                                                                                                                                                                                                                                                                                                                                                     |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                |  |  |                                                                                                                                                                                                                                                                                            |  |  |                                                                                                                                |  |  |                                                                                                                             |  |  |                                                                                                                                 |  |  |
| <div>Amenities: Guest Suite, Sauna/Steam Room</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  |                                                                                                                                                                                                                                                                                                                                                                                     |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                |  |  |                                                                                                                                                                                                                                                                                            |  |  |                                                                                                                                |  |  |                                                                                                                             |  |  |                                                                                                                                 |  |  |
| <div>Site Influences: Central Location</div> <div>Features: Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Hot Tub Spa/Swirlpool, Security System, Smoke Alarm</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |                                                                                                                                                                                                                                                                                                                                                                                     |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                |  |  |                                                                                                                                                                                                                                                                                            |  |  |                                                                                                                                |  |  |                                                                                                                             |  |  |                                                                                                                                 |  |  |
| <div>FloorTypeDimensions</div> <div>MainFoyer11'1 x 9'1</div> <div>MainLiving Room15'1 x 13'2</div> <div>MainDining Room14'11 x 11'</div> <div>MainKitchen13'1 x 17'1</div> <div>MainWok Kitchen7'2 x 5'5</div> <div>MainDining Room9'6 x 14'6</div> <div>MainFamily Room14'2 x 14'6</div> <div>MainOffice11'5 x 12'5</div> <div>MainBedroom13'8 x 15'6</div> <div>AboveFlex Room12'4 x 15'8</div>                                                                                                                                                                                                                                                                                                        |  |  | <div>FloorTypeDimensions</div> <div>AboveMaster Bedroom14'11 x 13'</div> <div>AboveWalk-In Closet5'3 x 3'10</div> <div>AboveBedroom11'11 x 10'</div> <div>AboveBedroom11'2 x 13'7</div> <div>AboveBedroom11'6 x 10'7</div> <div>BsmtMedia Room23' x 14'3</div> <div>BsmtRecreation12'7 x 23'1</div> <div>BsmtBedroom11'1 x 10'2</div> <div>BsmtLaundry10'2 x 11'</div> <div>x</div> |  |  | <div>FloorTypeDimensions</div> <div>x</div> <div>x</div> <div>x</div> <div>x</div> <div>x</div> <div>x</div> <div>x</div> <div>x</div> <div>x</div> <div>x</div>                                                                                                                                                                                                                                               |  |  |                                                                                                                                                                                                                                                                                            |  |  |                                                                                                                                |  |  |                                                                                                                             |  |  |                                                                                                                                 |  |  |
| <div>Finished Floor (Main): 1,667</div> <div>Finished Floor (Above): 1,306</div> <div>Finished Floor (Below): 240</div> <div>Finished Floor (Basement): 1,739</div> <div>Finished Floor (Total): 4,952 sq. ft.</div> <div>Unfinished Floor: 0</div> <div>Grand Total: 4,952 sq. ft.</div>                                                                                                                                                                                                                                                                                                                                                                                                                 |  |  | <div># of Rooms:19</div> <div># of Kitchens: 2</div> <div># of Levels: 2</div> <div>Suite: Legal Suite</div> <div>Crawl/Bsmt. Height:</div> <div>Beds in Basement: 1</div> <div>Basement: Fully Finished</div> <div>Beds not in Basement:5</div>                                                                                                                                    |  |  | <div>Bath</div> <div>1</div> <div>2</div> <div>3</div> <div>4</div> <div>5</div> <div>6</div> <div>7</div> <div>8</div>                                                                                                                                                                                                                                                                                        |  |  | <div>Floor</div> <div>Main</div> <div>Main</div> <div>Above</div> <div>Above</div> <div>Above</div> <div>Bsmt</div> <div>Bsmt</div> <div>Bsmt</div>                                                                                                                                        |  |  | <div># of Pieces</div> <div>3</div> <div>3</div> <div>5</div> <div>4</div> <div>4</div> <div>4</div> <div>4</div> <div>4</div> |  |  | <div>Ensuite?</div> <div>Yes</div> <div>Yes</div> <div>Yes</div> <div>Yes</div> <div>Yes</div> <div>Yes</div> <div>No</div> |  |  | <div>Outbuildings</div> <div>Barn:</div> <div>Workshop/Shed:</div> <div>Pool:</div> <div>Garage Sz:</div> <div>Grg Dr Ht:</div> |  |  |
| <div>Listing Broker(s): Multiple Realty Ltd.</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |  | <div>Multiple Realty Ltd.</div>                                                                                                                                                                                                                                                                                                                                                     |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                |  |  |                                                                                                                                                                                                                                                                                            |  |  |                                                                                                                                |  |  |                                                                                                                             |  |  |                                                                                                                                 |  |  |
| <div>A MUST SEE! The magnificent &amp; luxury home located at the central of MacKenzie Heights. Spectacular 6 bdrm, 7 baths (all ensuite-included one detached guest suite). The 18 foot high 'Grand foyer' showcasing granite &amp; marble inlaid floors enhanced by an impressive central architecturally designed skylight. Grand-sized living room with floor-to-ceiling granite fireplace adjacent to a formal dining room with Schonbek crystal chandelier &amp; light fixtures. The gourmet kitchen boasts emerald pearl granite counters, Subzero fridge, high-end SS appliances completed by a wok kitchen with a 5-star gas cooktop. Close to Point Grey &amp; Prince of Wales Secondary.</div> |  |  |                                                                                                                                                                                                                                                                                                                                                                                     |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                |  |  |                                                                                                                                                                                                                                                                                            |  |  |                                                                                                                                |  |  |                                                                                                                             |  |  |                                                                                                                                 |  |  |