

## 17 WEST 26TH AVENUE

\$3,879,000

Beautiful newer Cambie home on a glorious and rare extra deep 33' x 157.57' lot! The finishings and floor plan are equal in their beauty and thoughtfulness. This home has the room sizes on every level that one just can NOT get on a standard lot. Many many upgrades - even since the beautiful build. High ceilings and large windows allow for bright spaces that are both connected and yet distinctly separate. A high end Chef's kitchen with connecting family room provide great spaces for entertaining or relaxing as a family. Below offers a fantastic recreation/media room as well a large and legal 1 bedroom suite. From the stunning house to the pristine landscaping to the garage with gym and bathroom plus car charger, this is the home you don't want to miss out on. This is the live/work/play dreamhouse.



# ROCKEL GROUP

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View this property























## FEATURES OF THE HOME:

## GENERAL:

- High efficiency boiler (Veissmann) and electric hot water tank
- In-floor radiant hydronic heating with Veissmann high efficiency boiler
- Additional heat pump units (heating and cooling) in each upstairs bedroom
- Multiple out door spaces including balconies, decks, green spaces and paved deck
- Security system

#### MAIN FLOOR:

- Engineered white oak hardwood flooring
- Feature gas fire place
- Stunning feature wallpaper and mirrors in
- Open living/dining spaces
- Kitchen adjoins a bright family room
- Walk out access to the back patio and
- Office/den
- Mud room with custom storage to keep you organized and tidy

#### KITCHEN:

- Viking Range
- Kitchenaid counter-depth fridge
- Kitchenaid dishwasher
- Black quartz countertops
- White maple cabinets
- Large separate pantry
- Pretty subway tile backsplash
- Expansive kitchen island with eating bar

## BATHROOMS (THROUGHOUT):

- Shaker style cabinets
- Quartz vanity countertops
- Low flush toilets
- Tasteful and spacious powder room
- with white tile wall and floor
- Principal bedroom ensuite freshly renovated

#### UPPER LEVEL:

- Fresh plush carpeted bedrooms (New in 2018 upstairs and 2019 basement)
- Gorgeous Mountain views from principal bedroom with a private balcony
- Enormous walk in closet in principal bedroom
- Vaulted ceilings in master and larger quest room
- LG washer and dryer (steam)

## LOWER LEVEL:

- Home theatre room
- Additional storage/guestroom flex space
- Loads of storage including custom cabinetry and under stair storage
- Full bath
- 1 bedroom plus den legal suite

## GARAGE/PARKING:

- Double garage currently converted to a gym
- Toilet and sink installed with permits
- Electric baseboard heaters in garage
- Heat-pump heating and cooling in garage • One open parking pad with lane access

## SCHOOL CATCHMENTS:

#### **ELEMENTARY**

 General Wolfe Elementary **SECONDARY** 

#### Eric Hamber Secondary

FRENCH IMMERSION

### • 6 - 7 General Gordon Elementary

- 8 12 Sir Winston Churchill Secondary

 Active
 17 W 26TH AVENUE
 Residential Detached

 R2595064
 Vancouver West
 \$3,879,000
 (LP)

 Board: V
 Cambie
 (SP)
 ✓

 House/Single Family
 V5Y 2J5
 (SP)
 ✓



Sold Date: Frontage (feet): 33.00 Original Price: \$3,879,000 Approx. Year Built: 2010 Bedrooms: Meas. Type: Feet 4 157.57 7 Depth / Size: Bathrooms: Age: Lot Area (sq.ft.): 5,199.81 Full Baths: 5 RS-1 Zoning:

Flood Plain: Half Baths: 2 Gross Taxes: \$9,180.56
Rear Yard Exp: North For Tax Year: 2020
Council Apprv?: Tax Inc. Utilities?: No
If new, GST/HST inc?: P.I.D.: 013-324-012

Tour:

Parking Access: Lane

Dist. to School Bus: Close

View: Yes: Mtn from upper floor

Parking: Garage; Double, Open

Title to Land: Freehold NonStrata

Dist. to Public Transit: Close

Complex / Subdiv:

Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Hardwood, Tile, Wall/Wall/Mixed

Covered Parking: 2

Sewer Type: City/Municipal

Total Parking: 3

Property Disc.: Yes

Fixtures Leased: No:

Fixtures Rmvd: No:

PAD Rental:

Floor Finish:

Style of Home: **2 Storey w/Bsmt.**Construction: **Frame - Wood** 

Exterior: Stucco

Foundation: Concrete Perimeter

Rain Screen: **Full** Reno. Year: Renovations: R.I. Plumbing: # of Fireplaces: **1** Reno. Year: R.I. Fireplaces:

# of Fireplaces: I R.I. Fireplaces: Fireplace Fuel: Natural Gas
Water Supply: City/Municipal Metered Water: Fuel/Heating: Electric, Heat Pump, Radiant

Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard

Type of Roof: Asphalt

Legal: LOT 13, BLOCK 684, PLAN VAP2913, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Central Location, Lane Access, Recreation Nearby, Shopping Nearby

Features: Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Refrigerator, Security

Floor	Туре	Dimensions	Floor	Туре	Dimensions	Floor	Туре	Dimensions
Main	Living Room	13'5 x 14'	Above	Walk-In Closet	9'6 x 7'2	Below	Recreation	12'9x 15'3
Main	Dining Room	14'5 x 10'4	Above	Patio	9' x 6'11	Below	Flex Room	9'4x 10'9
Main	Kitchen	16'11 x 10'7	Above	Bedroom	10'7 x 11'5	Below	Utility	8'3x 4'11
Main	Family Room	16'7 x 16'6	Above	Walk-In Closet	5'2 x 5'5	Below	Patio	8'8x 5'7
Main	Office	9' x 8'6	Above	Bedroom	15' x 10'11			x
Main	Foyer	8' x 6'	Above	Laundry	5' x 7'9			x
Main	Mud Room	6'11 x 5'7	Below	Living Room	13'9 x 14'6			X
Main	Patio	24'5 x 4'1	Below	Kitchen	8'10 x 11'9			X
Main	Patio	15'4 x 14'10	Below	Bedroom	10'2 x 11'8			x
Above	Master Bedroom	14'1 x 17'10	Below	Den	8'3 x 10'			X

Finished Floor (Main):	1,179	# of Rooms: <b>24</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,149	# of Kitchens: 2	1	Main	2	No	Barn:
Finished Floor (Below):	1,350	# of Levels: 3	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Legal Suite	3	Above	3	Yes	Pool:
Finished Floor (Total):	3,678 sq. ft.	Crawl/Bsmt. Height:	4	Above	4	No	Garage Sz:
		Beds in Basement: <b>0</b> Beds not in Basement: <b>4</b>	5	Below	4	No	Gra Dr Ht:
Unfinished Floor:	0	Basement: Full, Fully Finished, Separate Entry	6	Below	4	No	9
Grand Total:	3,678 sq. ft.		7	Main	2	No	
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Listing Broker(s): Macdonald Realty



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DAYNA WOSK PERSONAL REAL ESTATE CORPORATION 778.846.5990

# THE ROCKEL GROUP

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