



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.



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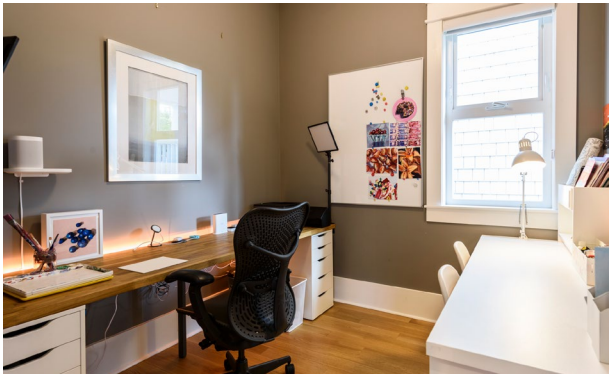
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GOLD MASTER - 11 YEARS



View this property



MAIN	1,179 SQ.FT.	GARAGE (with POWDER)	480 SQ.FT.
UPPER	1,149 SQ.FT.	BALCONY	66 SQ.FT.
LOWER	1,350 SQ.FT.	DECK	142 SQ.FT.
TOTAL	3,678 SQ.FT.	PATIO	307 SQ.FT.
		PORCH	85 SQ.FT.
		TOTAL	1,080 SQ.FT.



Active
R2595064
 Board: V
 House/Single Family

17 W 26TH AVENUE

Vancouver West
 Cambie
 V5Y 2J5

Residential Detached
\$3,879,000 (LP)
 (SP) 



Sold Date: Frontage (feet): **33.00** Original Price: **\$3,879,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2010**
 Depth / Size: **157.57** Bathrooms: **7** Age: **11**
 Lot Area (sq.ft.): **5,199.81** Full Baths: **5** Zoning: **RS-1**
 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:

View: **Yes: Mtn from upper floor**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen: **Full**
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Electric, Heat Pump, Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Metered Water:

Total Parking: **3** Covered Parking: **2** Parking Access: **Lane**
 Parking: **Garage; Double, Open**
 Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
 Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

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	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	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:	24	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:
Unfinished Floor:	0	Beds in Basement:	0	5	Below	4	No	Grg Dr Ht:
Grand Total:	3,678 sq. ft.	Beds not in Basement:	4	6	Below	4	No	
		Basement:	Full, Fully Finished, Separate Entry	7	Main	2	No	
				8				

Listing Broker(s): **Macdonald Realty**



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