

**Active**  
**R2174879**  
 Board: V, Detached  
 House/Single Family

**1789 ACADIA ROAD**  
 Vancouver West  
 University VW  
 V6T 1R2

**\$11,980,000 (LP)**  
 (SP)



Days on Market: **0** List Date: **6/7/2017** Expiry Date: **11/7/2017**  
 Previous Price: **\$0** Original Price: **\$11,980,000** Sold Date:  
 Meas. Type: **Feet** Frontage (feet): **80.00** Approx. Year Built: **2010**  
 Depth / Size: **172.50** Frontage (metres): **24.38** Age: **7**  
 Lot Area (sq.ft.): **13,800.00** Bedrooms: **5** Zoning: **SFD**  
 Flood Plain: Bathrooms: **6** Gross Taxes: **\$19,217.97**  
 Approval Req.?: Full Baths: **4** For Tax Year: **2017**  
 Rear Yard Exp: Half Baths: **2** Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **011-163-496**  
 View: : Tour:  
 Complex / Subdiv:  
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer**

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Concrete, Frame - Metal, Frame - Wood**  
 Exterior: **Concrete, Stone, Wood**  
 Foundation: **Concrete Slab** CSA/BCE:  
 Rain Screen: Reno. Year:  
 Renovations: R.I. Plumbing:  
 # of Fireplaces: **3** R.I. Fireplaces:  
 Fireplace Fuel: **Gas - Natural, Wood**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Radiant**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Metal, Wood**  
 Total Parking: **4** Covered Parking: **4** Parking Access:  
 Parking: **Garage; Triple**  
 Dist. to Public Transit: **1** Dist. to School Bus: **1**  
 Title to Land: **Freehold NonStrata**  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: :  
 Registered:  
 Floor Finish:

Legal: **PL 5449 LT 22 BLK 73 DL 140 LD 36 GROUP 1** Municipal Charges  
 Amenities:  
 Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby**  
 Features:  
 Garbage:  
 Water:  
 Dyking:  
 Sewer:  
 Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	12'11 x 6'6	Above	Bedroom	15'9 x 12'6	Below	Laundry	12'6 x 8'
Main	Office	14'1 x 13'10	Above	Bedroom	15'7 x 13'1	Below	Gym	17'8 x 13'1
Main	Dining Room	20'11 x 15'5	Above	Walk-In Closet	4'11 x 3'4			x
Main	Living Room	20'11 x 13'10	Below	Bedroom	14'1 x 12'5			x
Main	Kitchen	19'11 x 14'6	Below	Bedroom	13'8 x 11'10			x
Main	Eating Area	19'11 x 7'6	Below	Walk-In Closet	8'10 x 4'11			x
Main	Family Room	19'11 x 18'5	Below	Steam Room	11'4 x 6'8			x
Above	Master Bedroom	19'10 x 14'10	Below	Media Room	23'7 x 21'9			x
Above	Walk-In Closet	11'5 x 7'4	Below	Utility	17'8 x 9'1			
Above	Walk-In Closet	12'11 x 6'8	Below	Mud Room	10'9 x 4'11			

Finished Floor (Main):	2,108	# of Rooms: 22	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,568	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below):	2,043	# of Levels: 3	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Above	3	Yes	Pool:
Finished Floor (Total):	5,719 sq. ft.	Crawl/Bsmt. Height:	4	Above	3	Yes	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5	Below	2	No	Door Height:
Grand Total:	5,719 sq. ft.	Basement: Fully Finished	6	Below	3	Yes	
		Beds not in Basement: 5	7				
			8				

List Broker 1: **Royal LePage Sussex (WVn) - Office: 604-925-2911** List Broker 2:  
 List Sales Rep 1: **Susan Scott - Phone: 604-928-1588** **realtorsuescott@gmail.com** Appointments: **Phone L.R. First**  
 List Sales Rep 2: 3: Call: **Sue**  
 Sell Broker 1: Phone: **604-928-1588**  
 Sell Sales Rep 1: 2: 3:  
 Owner: **N. Lo and N. Brown**  
 Commission: **3.22% ON THE FIRST \$100K/ 1.1625% ON BALANCE**  
 Occupancy: **Owner**

Realtor **Professionally measured by BC Floorplans. Buyer to verify if important. First showings Friday June 9th 11-1. Brokers Open Tuesday June 13,**  
 Remarks: **10-12. Feel free to bring qualified buyers. Please allow notice for showings**

**The signature Peter Rose masterpiece on one of Vancouver's most picturesque streets! This architectural gem has been featured in Vancouver Home and Taste of Life magazines as well as Houzz. Built by Keystone, this top quality home showcases exceptional millwork, coffered ceilings, transom windows, Nanawall doors, bespoke AV system, Lutron lighting, steam room, and an amazing chef's kitchen equipped with the best. The stunning great room leads out to a large, welcoming patio with an outdoor kitchen for entertaining! The spacious master suite is a luxurious oasis of rest and relaxation. With its striking roofline and elegant use of shake, copper, stone, and wood set amidst lush landscaped gardens, this home is sure to impress! in a neighbourhood of fine homes, this one is sensational!**