

Presented by:
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Vancouver West, Kerrisdale Residential Detached
6479 LARCH ST, V6M 4E8 **MLS# V787717**
Active



List Price: **\$2,750,000**

Complex/Subdiv: **STONE RESIDENCES**

Frontage: 40.00 ft	Bedrooms: 5	PID: 027-592-227
Depth/Size: 135	Bathrooms: 6	Type: House/Single Family
Lot Area SqFt: 5400.00	Full Baths: 5	Approx Yr Blt: 2009
Rear Yard Exp: W	Half Baths: 1	Age at List Date: 0
Meas Type: Feet	If New GST Incl: No	Taxes: \$4,758 (2009)
Flood Plain: No	Zoning: RS-5	

View:
 Serv. Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: 2 Storey w/Bsmt.	Total Parking: 2	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front, Side	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double	
Exterior: Stone, Wood		
Rainscreen: Yes	R/I Plumbing: No	Dist to Public Trans: 1BLK
Type of Roof: Asphalt		Dist to School Bus: 4BLK
Renovations:	Reno Year:	Possession:
Flooring: Hardwood, Tile, Wall/Wall/Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Forced Air, Radiant, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Balcony(s); Patio(s) or Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: **LT C BLK 1 DL 526 LD 36 PL BCP 37441**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Shopping Nearby**

Features Incl: **Compactor - Garbage, Garage Door Opener, Heat Recov. Vent., Microwave, Security System, Smoke Alarm, Sprinkler - Fire, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 14'3	Below	Bedroom	14'5 X 12'3			X
Main F.	Kitchen	15'6 X 10'6	Below	Study	12' X 13'2			X
Main F.	Dining	12' X 13'	Below	Recreation Room	15'2 X 10'7			X
Main F.	Family Room	22'9 X 12'8	Below	Media Room	22' X 11'9			X
Main F.	Laundry	0' X 0'	Below	Storage	9'10 X 7'			X
Above	Master Bedroom	14'3 X 13'3	Below	Wine Room	6'3 X 3'6			X
Above	Library	11'6 X 11'						X
Above	Bedroom	11'7 X 10'						X
Above	Bedroom	11'7 X 10'						X
Above	Bedroom	11'6 X 10'7						X

Floor Area (SqFt):		Bathrooms:	
Main Floor Area SqFt: 1,380	Total # Rooms: 16	1 2 Piece; Ensuite: N; Level: Main F.	
Finished Floor Up SqFt: 1,410	# Kitchens: 1	2 4 Piece; Ensuite: Y; Level: Above	
Finished Floor Down: 1,380	Finished Levels: 3	3 5 Piece; Ensuite: Y; Level: Above	
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4 4 Piece; Ensuite: N; Level: Above	
Total Finished Floor SqFt: 4,170	Basement Area: Full	5 4 Piece; Ensuite: Y; Level: Below	
	Suite: None	6 4 Piece; Ensuite: N; Level: Below	
Unfinished Floor: 0		7	
Grand Total Floor Area: 4,170		8	

Listing Broker(s): **Macdonald Realty Ltd., Macdonald Realty Ltd.**

A master piece in the blending of contemporary and classical design with quality of the highest degree. Elegance and technology coming together in an architectural splendor. Phenomenal design (over 4100 SF) and must see features. Italian kitch with an appliance pkg one normally just dreams about (and the opportunity is here now!). This home is media ready, over the top in sound insulation in specific rooms and area. Loads of lighting, and you want to see some real nice hardware? Come on over...should be on the cover of 'Architectural Digest' or 'Western Living'.