

**Active**  
**R2937981**  
 Board: V, Detached  
 House/Single Family

**6519 CYPRESS STREET**

Vancouver West  
 Kerrisdale  
 V6P 5L5

**\$3,998,000 (LP)**

(SP)



Days on Market: **9** List Date: **10/21/2024** Seller's Acceptance Date:  
 Orig. Price: **\$3,998,000** Expiry Date: **10/20/2025** Subject Removal Date:  
 Prev. Price: **\$0** Completion Date:

Meas. Type: **Feet** If new, GST/HST Approx. Year Built: **9999**  
 Frontage (feet): **50.00** Bedrooms: **5** Age: **999**  
 Frontage (metres): **15.24** Bathrooms: **3** Zoning: **RS6**  
 Depth / Size: **130** Full Baths: **3** Gross Taxes: **\$13,683.30**  
 Lot Area (sq.ft.): **6,500.00** Half Baths: **0** For Tax Year: **2024**  
 Lot Area (acres): **0.15** Rear Yard Exp: **West** Tax Inc. Utilities?:  
 Flood Plain: P.I.D.: **011-289-368** Tour:  
 View: **No**  
 Complex/Subdiv:  
 First Nation Reserve:  
 Services Connected: **Community, Electricity, Natural Gas, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**

Renovations: **Partly**  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Natural Gas**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Fenced Yard, Sundeck(s)**

Reno. Year:  
 Rain Screen:  
 Metered Water:  
 R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:  
 Parking: **Garage; Single**  
 Driveway Finish:  
 Dist. to Public Transit: Dist. to School Bus:  
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: :  
 Floor Finish:

Legal: **LOT 15, BLOCK AA, PLAN VAP4858, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, OF LOT 7**

Municipal Charges  
 Garbage:  
 Water:  
 Dyking:  
 Sewer:  
 Other:

Amenities:  
 Site Influences:  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main):	2,211	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	691	Main	Living Room	13' x 15'9"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13' x 15'6"			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	12'7' x 14'			x	Above 4
Finished Floor (Basement):	1,105	Main	Bedroom	10' x 12'2"			x	Bsmt 3
Finished Floor (Total):	3,007 sq. ft.	Main	Bedroom	11'8' x 12'1"			x	
Unfinished Floor:	0	Above	Primary Bedroom	11'9' x 9'9"			x	
Grand Total:	3,007 sq. ft.	Above	Office	11'9' x 18'2"			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Living Room	11' x 17'			x	
		Bsmt	Dining Room	8' x 11'9"			x	
		Bsmt	Bedroom	11'1' x 12'5"			x	
		Bsmt	Bedroom	11'1' x 14'5"			x	
		Bsmt	Laundry	8'6' x 12'			x	
		Bsmt	Kitchen	8'10' x 11'8"			x	

Crawl/Bsmt. Ht: # of Levels: **3**  
 # of Kitchens: **2** # of Rooms: **13**

Manuf Type: Registered in MHR?:  
 MHR#: CSA/BCE:  
 ByLaw Restrictions:

PAD Rental:  
 Maint. Fee:

List Broker 1: **Luxmore Realty - OFC: 604-730-1111** List Broker 3:  
 List Desig Agt 1: **Sarina Han PREC\* - Phone: 778-882-0099** **sarina0099@gmail.com**  
 List Broker 2: Appointments: **Phone L.R. First**  
 List Desig Agt 2: 3: Call: **Sarina Han**  
 Buyer's Broker 1: 3: Phone: **778-882-0099**  
 Buyer's Agent 1: 2: 3:  
 Owner: **XUE YING HAN**  
 Commission: **3.255% OF 1ST \$100K & 1.1625% ON BALANCE**

Occupancy: **Owner**

Realtor **Seller is licensed realtor. The subject property is currently leased for \$4,500/ month. Drive by first.**  
 Remarks:

**Charming craftsman style home on a 50' x 130' lot in the heart of Kerrisdale. This 5 bdrm home has been continuously renovated over the past 10 years. Features including leaded glass windows, wainscoting, refinished H/W flr, 9' ceilings on main floor, spacious living & dining rooms accented w/ beautiful woodwork, newer bath & kitchen, newer furnace & hot water tank, newer washer/dryer, newer carpet, newer paint. This house has a 2 bedroom legal basement suite which has separate entrance. School catchment: Magee Secondary & Maple Grove Elementary. Lot Value with livable condition! Do not miss! Drive by first.**