



Presented by:  
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**Active**  
**R3018685**  
Board: V  
House/Single Family

**1630 AVONDALE AVENUE**

Vancouver West  
Shaughnessy  
V6M 1S1

Residential Detached

**\$15,980,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$15,980,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>2011</b>
Frontage(feet): <b>89.00</b>	Bathrooms: <b>9</b>	Age: <b>14</b>
Frontage(metres): <b>27.13</b>	Full Baths: <b>9</b>	Zoning: <b>RES</b>
Depth / Size: <b>175</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$58,874.10</b>
Lot Area (sq.ft.): <b>15,645.00</b>	Rear Yard Exp: <b>South</b>	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.36</b>	P.I.D.: <b>011-124-679</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

Renovations: **Other**  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel:  
Fuel/Heating: **Hot Water, Radiant**  
Outdoor Area: **Fenced Yard, Sundeck(s)**  
Type of Roof: **Other**

Reno. Year: **2025**  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: Covered Parking: Parking Access: **Lane, Rear**  
Parking: **Garage; Double**  
Driveway Finish:  
Dist. to Public Transit: **Near** Dist. to School Bus: **Near**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **Yes**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Hardwood, Tile**

Legal: **LOT 2, BLOCK 4, PLAN VAP5552, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, OF LOT 5**

Amenities: **Garden, Pool; Outdoor, Swirlpool/Hot Tub**

Site Influences: **Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Security System, Smoke Alarm, Swimming Pool Equip., Wet Bar**

Finished Floor (Main):	1,979	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,821	Main	Foyer	17'11 x 9'7	Above	Bedroom	10'2 x 17'8	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	9'11 x 11'8	Above	Walk-In Closet	6'3 x 5'6	Main 3
Finished Floor (Below):	0	Main	Living Room	20'0 x 18'2	Bsmt	Recreation Room	19'11 x 20'7	Main 3
Finished Floor (Basement):	1,977	Main	Kitchen	11'9 x 20'11	Bsmt	Bar Room	9'6 x 8'0	Above 5
Finished Floor (Total):	5,777sq. ft.	Main	Family Room	10'3 x 11'9	Bsmt	Media Room	19'1 x 12'2	Above 4
Unfinished Floor:	0	Main	Wok Kitchen	8'6 x 8'3	Bsmt	Wine Room	7'8 x 3'7	Above 4
Grand Total:	5,777sq. ft.	Main	Office	11'5 x 14'1	Bsmt	Bedroom	8'2 x 11'1	Above 3
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	11'11 x 15'1	Bsmt	Bedroom	10'1 x 11'5	Bsmt 4
Suite:		Above	Dressing Room	9'11 x 7'11	Bsmt	Laundry	13'6 x 7'3	Bsmt 3
Basement:Fully Finished, Separate Entry		Above	Walk-In Closet	10'3 x 12'3	Bsmt	Sauna	12'11 x 8'1	Bsmt 3
		Above	Other	10'3 x 10'9			x	
		Above	Bedroom	17'7 x 12'6			x	
		Above	Bedroom	11'4 x 11'5			x	

Crawl/Bsmt. Height: # of Levels: **3**  
# of Kitchens: **2** # of Rooms: **23**

Manuf Type: Registered in MHR?: PAD Rental:  
MHR#: CSA/BCE: Maint. Fee:  
ByLaw Restrictions:

Listing Broker(s): **RE/MAX Crest Realty**

**Luxmore Realty**

**Meticulously custom-built home sitting on 89'x175' lot, in the most desirable Shaughnessy neighborhood. Inspired by traditional European architecture w/ modern touches around every corner. 5777 sqft luxury living space w/ smart home system, exceptional quality finishing features 4 bdrms up & 2 bdrms in the basement, steam/sauna, wine cellar and theater/rec. rm. Semi-precious, translucent fossil granite countertops and a hidden stainless steel, industrial Wok kitchen contribute to the home's contemporary interior design. The open concept extends outdoors to a stunning 40 ft infinity edge pool and jacuzzi wrapped with stained teak decking and surrounded by manicured Zen Gardens, putting green, a creek, soothing waterfall, Japanese Garden and cherry blossoms. A true unique masterpiece!**