

Active
R3013925
Board: V, Detached
House/Single Family

3405 CYPRESS STREET

Vancouver West
Shaughnessy
V6J 0A7

\$11,980,000 (LP)

(SP)



Days on Market: **32** List Date: **6/9/2025**
Orig. Price: **\$11,980,000** Expiry Date: **6/8/2026**
Prev. Price: **\$0**

Seller's Acceptance Date:
Subject Removal Date:
Completion Date:

Meas. Type:	Feet	If new, GST/HST	Approx. Year Built: 2009
Frontage (feet):	125.00	Bedrooms: 5	Age: 16
Frontage (metres):	38.10	Bathrooms: 6	Zoning: FSD
Depth / Size:	101.50	Full Baths: 4	Gross Taxes: \$60,966.80
Lot Area (sq.ft.):	12,638.00	Half Baths: 2	For Tax Year: 2024
Lot Area (acres):	0.29	Rear Yard Exp:	Tax Inc. Utilities?: Yes
Flood Plain:		P.I.D.: 011-536-675	Tour:
View:	No		

Complex/Subdiv:

First Nation Reserve:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Sewer Type:

City/Municipal

Water Supply: **City/Municipal**

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

Renovations:
of Fireplaces: **4** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas, Wood**
Fuel/Heating: **Hot Water, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**

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

Total Parking: **5** Covered Parking: **2** Parking Access: **Side**
Parking: **Garage; Double**
Driveway Finish: **Paving Stone**
Dist. to Public Transit: **2** Dist. to School Bus: **2**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Seller's Interest: **Registered Owner**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish:

Type of Roof: **Wood**

Legal: **LOT 5, BLOCK 46, PLAN VAP4502, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Assisted Living, Pool; Outdoor, Swirlpool/Hot Tub**

Site Influences: **Private Setting, Private Yard**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Heat Recov. Vent., Hot Tub Spa/Swirlpool, Security System, Swimming Pool Equip.**

Municipal Charges

Garbage:
Water:
Dyking:
Sewer:
Other:

Finished Floor (Main): **2,123**
Finished Floor (Above): **1,681**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **1,191**
Finished Floor (Total): **4,995 sq. ft.**
Unfinished Floor: **0**
Grand Total: **4,995 sq. ft.**
Flr Area (Det'd 2nd Res): **sq. ft.**

Suite: **None**
Basement: **Full**

Crawl/Bsmt. Ht: # of Levels: **2**
of Kitchens: **1** # of Rooms: **18**

Floor	Type	Dimensions
Main	Living Room	19'7x15'3
Main	Library	14'8x13'7
Main	Family Room	14'9x22'9
Main	Kitchen	20'10x9'6
Main	Other	11'4x10'
Main	Laundry	6'2x5'3
Main	Foyer	12'10x21'2
Main	Mud Room	10'6x6'8
Above	Primary Bedroom	15'4x14'9
Above	Walk-In Closet	13'2x13'7
Above	Bedroom	12'3x10'6
Above	Walk-In Closet	5'10x4'5
Above	Bedroom	14'2x10'8

Floor	Type	Dimensions
Above	Bedroom	11'9 x 10'7
Below	Media Room	15'11 x 15'11
Below	Recreation Room	10'9 x 9'11
Below	Bedroom	15' x 13'2
Below	Storage	20'7 x 6'9
		x
		x
		x
		x
		x

Bathrooms	Floor	#Pcs
Main	Main	2
Above	Above	5
Above	Above	3
Above	Above	4
Below	Below	3
Below	Below	2

Manuf Type:
MHR#:
ByLaw Restrictions:

Registered in MHR?:
CSA/BCE:

PAD Rental:
Maint. Fee:

List Broker 1: **Luxmore Realty - OFC: 604-730-1111**

List Desig Agt 1: **Sarina Han PREC* - Phone: 778-882-0099**

List Broker 2:

List Desig Agt 2: **3:**

Buyer's Broker 1:

Buyer's Agent 1: **2:** **3:**

Owner: ****Privacy Protected** KANG CHENG QIAN**

Commission: **3.255% OF 1ST \$100K & 1.1625% ON BALANCE**

List Broker 3:
sarina0099@gmail.com

Appointments: **Touchbase**
Call: **Sarina Han**
Phone: **778-882-0099**

Occupancy: **Tenant**

Realtor **Measurements were taken from BC Assessment. Buyer to verify if important. Showings by Appointment Only 24-hour notice required.**
Remarks: **Viewings available Fridays from 2:00 PM-4:00 PM.**

This exquisitely crafted residence in prestigious First Shaughnessy offers elegance and luxurious comfort. The grand foyer features mosaic marble floor and a crystal chandelier casting vibrant rainbow prisms. Exceptional woodwork and detailed mouldings highlight the superior craftsmanship throughout. Gourmet kitchen with stone countertops and custom cabinetry flows into a west-facing backyard oasis complete with a pool, hot tub, cabana, and gas fireplace BBQ patio perfect for entertaining. Upstairs, the home offers a Zen-inspired primary ensuite, three additional bedrooms, and two bathrooms. The luxury continues in the basement with a professionally soundproofed 3D media room, wine cooler wall, and a spacious guest suite with a private entrance. Shaughnessy Elementary & PW Secondary School.