



Presented by:
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Active
R2950137

Board: V
 Townhouse

5253 LARCH STREET

Vancouver West
 MacKenzie Heights
 V6N 2T3

Residential Attached

\$1,999,900 (LP)
 (SP)



| | | |
|---|-------------------------------------|------------------------------------|
| Sold Date: | If new,GST/HST inc?: No | Original Price: \$1,999,900 |
| Meas. Type: Feet | Bedrooms: 3 | Approx. Year Built: 2024 |
| Frontage(feet): 71.40 | Bathrooms: 2 | Age: 0 |
| Frontage(metres): 21.76 | Full Baths: 2 | Zoning: R1-1 |
| Depth / Size (ft.): 137.6 | Half Baths: 0 | Gross Taxes: \$0.00 |
| Sq. Footage: 9,825.00 | | For Tax Year: 2024 |
| Flood Plain: No | P.I.D.: 800-174-805 | Tax Inc. Utilities?: No |
| View: No : | | Tour: |
| Complex / Subdiv: The Heights | | |
| First Nation | | |
| Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water | | |
| Sewer Type: City/Municipal | Water Supply: City/Municipal | |

Style of Home: **2 Storey, Carriage/Coach House**
 Construction: **Frame - Wood**
 Exterior: **Glass, Fibre Cement Board, Stucco**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Electric, Forced Air, Heat Pump**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Metal**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 Parking: **Garage; Single**
 Dist. to Public Transit: **2** Dist. to School Bus: **2**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish: **Hardwood, Tile**

Legal: **LOT 12, BLOCK 18, PLAN VAP2977, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, OF LOT 8**

Amenities: **Air Cond./Central, In Suite Laundry, Storage**

Site Influences: **Central Location, Golf Course Nearby, Lane Access, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Heat Recov. Vent., Security System, Smoke Alarm, Sprinkler - Fire, Storage Shed, Wine Cooler**

| | | | |
|--|--|-------------------------------|--------------------|
| Finished Floor (Main): 802 | Units in Development: 5 | Tot Units in Strata: 5 | Locker: Yes |
| Finished Floor (Above): 0 | Exposure: | Storeys in Building: 2 | |
| Finished Floor (AbvMain2): 0 | Mgmt. Co's Name: | Mgmt. Co's #: | |
| Finished Floor (Below): 546 | Maint Fee: \$334.53 | Council/Park Apprv?: | |
| Finished Floor (Basement): 0 | Maint Fee Includes: Garbage Pickup, Gardening, Snow removal | | |
| Finished Floor (Total): 1,348 sq. ft. | | | |
| Unfinished Floor: 0 | Bylaws Restrictions: No Restrictions | # of Pets: | Cats: Dogs: |
| Grand Total: 1,348 sq. ft. | Restricted Age: | | |
| Suite: None | # or % of Rentals Allowed: | | |
| Basement: Fully Finished | Short Term (<1yr)Rnt/Lse Alwd?: No | | |
| Crawl/Bsmt. Ht: # of Levels: 2 | Short Term Lse-Details: | | |
| # of Kitchens: 1 | | | |

| Floor | Type | Dimensions | Floor | Type | Dimensions | Bath | Floor | # of Pieces | Ensuite? |
|-------|-----------------|-------------|-------|------|------------|------|-------|-------------|----------|
| Below | Foyer | 10'5 x 3'5 | | | x | 1 | Main | 5 | Yes |
| Below | Bedroom | 11'7 x 10'3 | | | x | 2 | Below | 4 | No |
| Below | Bedroom | 11'0 x 10'3 | | | x | 3 | | | |
| Main | Living Room | 12'9 x 11'6 | | | x | 4 | | | |
| Main | Dining Room | 11'6 x 6'1 | | | x | 5 | | | |
| Main | Kitchen | 11'0 x 8'5 | | | x | 6 | | | |
| Main | Primary Bedroom | 14'9 x 12'0 | | | x | 7 | | | |
| | | x | | | x | 8 | | | |

Listing Broker(s): **Macdonald Realty**

Welcome to The Heights, an exclusive collection of 5 luxury townhomes blending elegance, functionality, and style. This 3-bed, 2-bath detached home spans 2 levels. The main floor features a spacious Primary Bedroom with a hotel-inspired ensuite and walk-in closet. Enjoy soaring ceilings and seamless indoor-outdoor living with a large private patio. The gourmet kitchen boasts matte quartz countertops, custom oak cabinetry, integrated Sub-Zero fridge and Wolf 6-burner stove. The lower level includes 2 bedrooms, a full bath, and an attached garage for convenience. With a large patio, covered parking, ample storage, and unbeatable walkability to Kerrisdale amenities, this home has it all. Open House Sat Dec 21st 2-4pm