

1450 Angus Drive • Vancouver

Active
R2240268
 Board: V
 House/Single Family

1450 ANGUS DRIVE
 Vancouver West
 Shaughnessy
 V6H 1V3

Residential Detached
\$16,800,000 (LP)
 (SP) **M**

Sold Date: _____ Frontage (feet): **106.00** Original Price: **\$16,800,000**
 Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **1929**
 Depth / Size: **241.32** Bathrooms: **6** Age: **89**
 Lot Area (sq.ft.): **25,579.92** Full Baths: **5** Zoning: **FSD**
 Flood Plain: _____ Half Baths: **1** Gross Taxes: **\$31,703.34**
 Rear Yard Exp: _____ For Tax Year: **2017**
 Council Apprv?: _____ Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: _____ P.I.D.: **005-138-281**
 Tour: **Virtual Tour URL**

View: **No** :
 Complex / Subdiv: _____
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **4 Level Split**
 Construction: **Frame - Wood**
 Exterior: **Stucco, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen: _____
 Renovations: _____
 # of Fireplaces: **2**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Electric, Natural Gas**
 Outdoor Area: **Fenced Yard, Patio(s), Patio(s) & Deck(s)**
 Type of Roof: **Wood**

Reno. Year: **1973**
 R.I. Plumbing: _____
 R.I. Fireplaces: _____

Total Parking: **3** Covered Parking: **2** Parking Access:
 Parking: **Carport & Garage**

Dist. to Public Transit: _____ Dist. to School Bus: _____
 Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
 PAD Rental: _____
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Hardwood, Mixed, Wall/Wall/Mixed**

Legal: **PL VAP6043 LT 2A BLK 56 DL 526 LD 36.**

Amenities: **Garden, Pool; Outdoor**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Freezer, Garage Door Opener, Security System**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	24'9" x 20'	Above	Flex Room	21'4" x 7'9"	Bsmt	Bedroom	16'7" x 7'1"
Main	Dining Room	17'10" x 16'10"	Above	Bedroom	19' x 15'5"	Bsmt	Laundry	18'6" x 7'
Main	Kitchen	16'11" x 19'10"	Above	Bedroom	14'10" x 18'6"	Bsmt	Hobby Room	16'2" x 12'10"
Main	Family Room	14'7" x 15'3"	Above	Bedroom	16'9" x 9'4"	Bsmt	Hobby Room	10'7" x 5'7"
Main	Living Room	14'8" x 25'	Above	Media Room	12'9" x 18'11"			x
Main	Solarium	28' x 9'4"	Above	Flex Room	26'2" x 12'			x
Main	Foyer	12'5" x 11'1"	Above	Flex Room	7'10" x 10'8"			x
Above	Bedroom	14'3" x 22'5"	Above	Storage	7'5" x 4'6"			x
Above	Bedroom	16'1" x 17'	Above	Storage	15'11" x 7'9"			
Above	Bedroom	11'5" x 14'	Bsmt	Family Room	14'7" x 10'10"			

Finished Floor (Main):	2,335	# of Rooms: 24	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,982	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below):	1,174	# of Levels: 4	2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement):	1,426	Suite: None	3	Above	3	Yes	Pool:
Finished Floor (Total):	6,917 sq. ft.	Crawl/Bsmt. Height:	4	Above	3	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 1	5	Above	3	No	Door Height:
Grand Total:	6,917 sq. ft.	Basement: Partly Finished	6	Bsmt	3	No	
		Bed not in Basement: 6	7				
			8				

Listing Broker(s): **Sutton Group-West Coast Realty** **Sutton Group-West Coast Realty**

The Grande Dame of Angus Drive. Famous movie stars Katherine Hepburn, Yul Brynner, Mel Gibson all stayed in this mansion enjoying the beautiful outlook onto the south-facing garden and pool. Just off "the Crescent", the best location in prestigious first Shaughnessy, this residence is on a huge lot of more than 25,000 SF. This 7,000 SF residence built circa 1929 has 7 bedrooms, 5.5 bathrooms with two traditional charming living rooms and four dining areas for entertaining. Originally owned by famous newspaper magnates - with a bit of touch-up - this Heritage "C" mansion can be brought back to its Glory Days. Good school catchment Shaughnessy Elem & Eric Hamber Sec. Close by are top private schools - Little Flower, York House, St. George's & Crofton House.

A Once-In-A-Lifetime Opportunity to Own A Piece of Vancouver History on Vancouver's Most Prestigious Drive

1450 Angus Drive • \$16,800,000



Kelly Meng
 Personal Real Estate Corporation
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Please contact Kelly Meng, 778-558-1718, for specifications.

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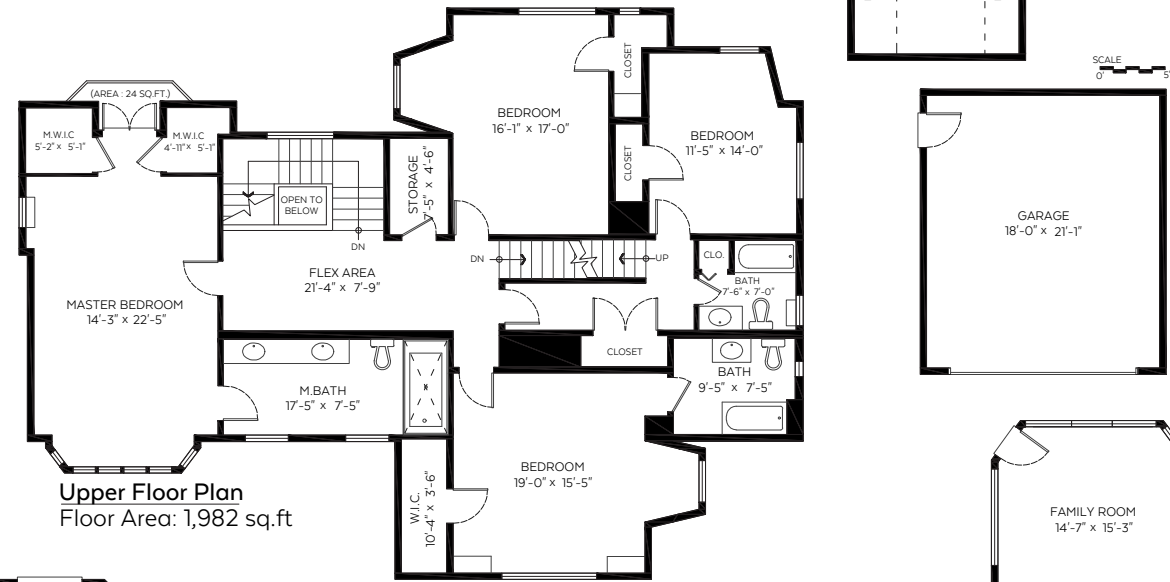
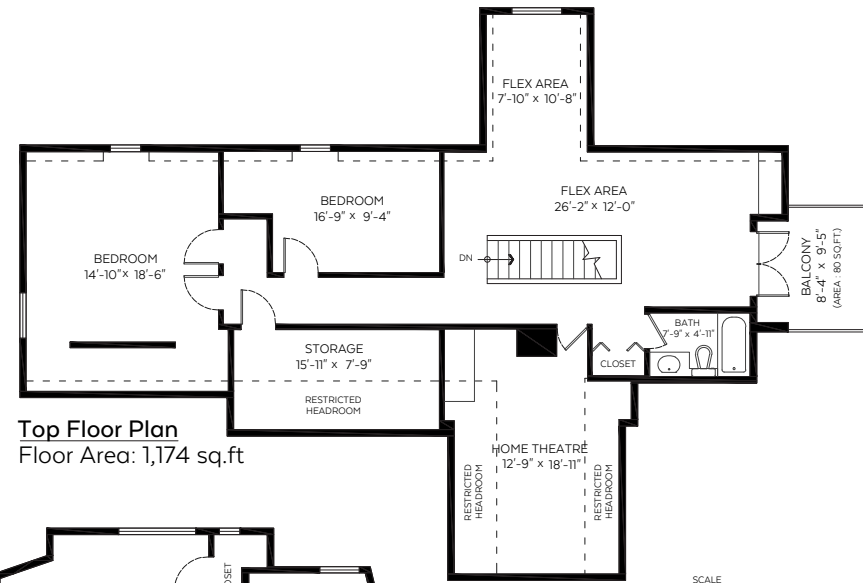


1450 Angus Drive,
Vancouver, B.C.

Main Floor: 2,335 sq.ft.
Upper Floor: 1,982 sq.ft.
Top Floor: 1,174 sq.ft.
Lower Floor: 1,426 sq.ft.
Total: 6,917 sq.ft.
Solarium: 281 sq.ft.
Restricted H.R.: 281 sq.ft.

Auxiliary Area

Garage: 419 sq.ft.
Balconies: 104 sq.ft.



Lower Floor Plan
Floor Area: 1,426 sq.ft.

Measured on: Feb. 14, 2018



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Land + History + Location

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著名安格斯大道的贵族豪宅，紧邻第一桑拿斯Shaughnessy的最佳位置“the Crescent”。著名影星凯瑟琳赫本，尤尔布莱纳，梅尔吉布森曾经坐在这座豪宅中欣赏朝南向阳的美丽花园和泳池。该豪宅占地25000平方尺，房屋约7000平方尺，建于1929年，拥有7间卧室，5.5间浴室，两间传统经典的客厅和多个用餐区。她最初由一位报业巨头拥有。只需适宜的装修，这座Heritage C大厦就可以重现辉煌。好学区Shaughnessy小学和Eric Hamber 中学。近Little Flower, York House, St. George's和Crofton House 等私立名校。这是一个千载难逢的机会，在最负盛名的街道上拥有经典温哥华历史，并可世代相传。

