

Active

R2965097

Board: V , Detached

House/Single Family

1416 WESBROOK CRESCENT

Vancouver West

University VW

V6T 1V7

\$18,800,000 (LP)

(SP)

Days on Market:15

List Date: 2/10/2025

Seller's Acceptance Date:

Orig. Price: \$18,800,000

Expiry Date: 2/9/2026

Subject Removal Date:

Prev. Price: \$0

Completion Date:

Meas. Type: Feet

If new, GST/HST inc?:

Approx. Year Built: 2005

Frontage (feet): 0.00

Bedrooms: 6

Age: 20

Frontage (metres): 0.00

Bathrooms: 8

Zoning: RS1

Depth / Size:

Full Baths: 6

Gross Taxes: \$92,270.21

Lot Area (sq.ft.): 30,545.00

Half Baths: 2

For Tax Year: 2024

Lot Area (acres): 0.70

Rear Yard Exp:

Tax Inc. Utilities?: No

Flood Plain:

P.I.D.: 004-902-645

Tour:

View: Yes : city, mountain, ocean

Complex/Subdiv:

First Nation Reserve:

Services Connected: Electricity, Natural Gas, Water

Sewer Type: City/Municipal

Water Supply: City/Municipal

Style of Home: 2 Storey w/Bsmt.

Construction: Frame - Wood

Exterior: Wood

Foundation: Concrete Perimeter

Renovations:

of Fireplaces: 2

R.I. Fireplaces:

Fireplace Fuel: Natural Gas, Wood

Fuel/Heating: Radiant

Outdoor Area: Fenced Yard, Patio(s) & Deck(s)

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking:

Covered Parking:

Parking Access:

Parking: Garage; Double

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: No :

Floor Finish:

Legal: LOT 1, BLOCK 78, PLAN VAP6034, DISTRICT LOT 140, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Municipal Charges

Garbage:

Water:

Dyking:

Sewer:

Other:

Amenities: Pool; Outdoor

Site Influences:

Features: ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Drapes/Window Coverings, Garage Door Opener, Microwave, Security System

Finished Floor (Main): 2,712	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above): 2,452	Main	Living Room	28'10 x 25'	Bsmt	Recreation Room	24' x 15'4	Floor #Pcs
Finished Floor (AbvMain2): 0	Main	Kitchen	16' x 15'	Bsmt	Games Room	28'10 x 26'11	Main 2
Finished Floor (Below): 0	Main	Dining Room	19' x 15'	Bsmt	Media Room	20' x 13'	Main 4
Finished Floor (Basement): 2,712	Main	Family Room	20' x 13'	Bsmt	Bedroom	15'4 x 13'5	Main 5
Finished Floor (Total): 7,876 sq. ft.	Main	Bedroom	16' x 11'6	Bsmt	Laundry	9'7 x 7'8	Above 5
Unfinished Floor: 0	Main	Bedroom	15'4 x 13'5	Bsmt	Storage	9'7 x 7'8	Above 4
Grand Total: 7,876 sq. ft.	Main	Wok Kitchen	8' x 7'8				Above 3
Flr Area (Det'd 2nd Res): sq. ft.	Main	Foyer	15'4 x 11'6				Bsmt 3
	Above	Primary Bedroom	22' x 18'				Bsmt 2
	Above	Walk-In Closet	10' x 9'7				
	Above	Library	37' x 21'1				
	Above	Bedroom	19' x 15'				
	Above	Bedroom	21' x 13'5				

Crawl/Bsmt. Ht: # of Levels: 3

of Kitchens: 2 # of Rooms: 19

Manuf Type: Registered in MHR?:

MHR#: CSA/BCE:

PAD Rental:

Maint. Fee:

ByLaw Restrictions:

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

List Broker 2: sarina0099@gmail.com

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

List Broker 3:

List Desig Agt 2: 3:

Buyer's Broker 1: 3:

Buyer's Agent 1: 2:

Owner: **Privacy Protected** LI HUA ZHANG, WEI XING ZHONG

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

Occupancy: Owner

Realtor Measurements taken from BC Assessment. All meas approx. Buyer to verify if important.

Remarks:

This exquisite custom-built residence in the prestigious UBC area offers breathtaking panoramic views of the ocean, mountains, and city skyline. Situated on a beautifully landscaped 30,545 sq. ft. lot, this stunning home boasts 7,876 sq. ft. of luxurious living space, complete with an outdoor pool. The main level features an elegant living and dining area, a spacious family room, and a well-appointed wok kitchen. Upstairs, you'll find three generously sized bedrooms, along with a grand living area that can be converted into a fourth bedroom. The lower level is designed for entertainment, featuring a spacious recreation and media room, a wine cellar, and a large ensuite bedroom. Located within the sought-after University Hill Elementary and University Hill Secondary school catchments.

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