

Macdonald Realty Ltd.

for sale: elegant ubc residence

1725 Knox Road

Vancouver, BC

Canada



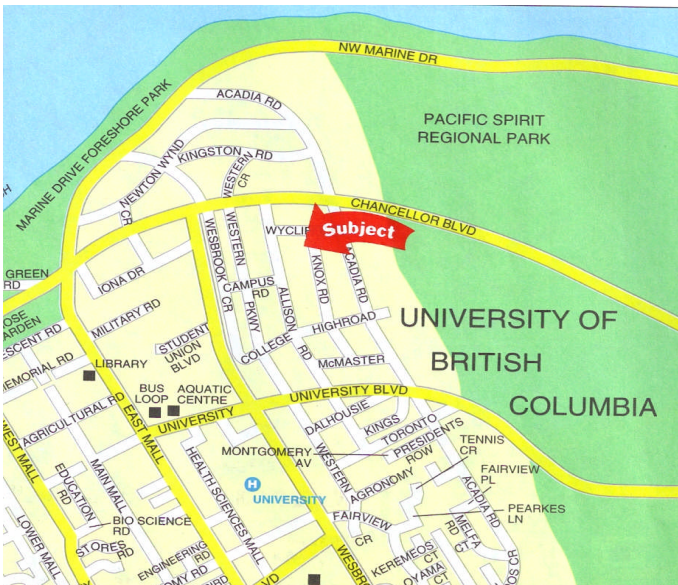
Handsome custom-designed West Coast style home located in the exclusive University Endowment Lands within walking distance to the university campus and University Hill School.

This is a rare opportunity to acquire one of the finest homes in this highly desirable neighbourhood. Designed and built for active family living, the home features very spacious principal rooms, a main floor opening to a sun-drenched rear patio deck, heated swimming pool and hot-tub, a lower level which accommodates games room, recreation room, an air-conditioned home theatre and two guest bedrooms. The luxurious upper level master suite enjoys views of the North Shore and is complimented by a fireplace and a 5-piece ensuite bathroom with steam shower and jetted soaker tub.

exclusive agent

**Graeme Erickson**  
604-290-7185 (cell.)





## Details for 1725 Knox Road, Vancouver

- Location: University Endowment Lands
- Lot Size: 80' X 172.5' (13,800 s.f.) approx.
- Floor area: 5905 s.f. (from building plans)
- Layout: 3 finished levels, 5 bedrooms, 6 bathrooms
- Taxes: \$12,255.43 (Gross 2010)
- Age: 9 years (built 2002)
- Heating: Zoned radiant hot water system
- Parking: 3 car garage
- Zoning: SFD (single-family dwelling)
- Comments: The residence was designed and built for the current owners. Build quality and finish are of a discriminating standard and the home has been lovingly maintained.

Floor plans and building details are available by request.

Terms: Asking Price \$6,800,000 (C\$)

Owners would prefer a lease-back for a period of one year.

exclusive agent:

**Graeme Erickson**  
 Macdonald Realty Ltd.  
 Suite 201-2105 West 38<sup>th</sup> Avenue  
 Vancouver, BC Canada V6M 1R8  
 email: mail@realservicedirect.com

E&OE: The information contained herein was obtained from sources deemed reliable and while thought to be correct it is not guaranteed by Macdonald Realty and is subject to conditions existing at the time of transaction and to inspection by the buyer. Particulars of sale may be subject to change or withdrawal without notice. 04/11