



5376 Marguerite Street Offered at \$8,300,000

Nestled in prestigious Shaughnessy, this magnificent manor-inspired estate presents an extraordinary opportunity on a sprawling 19,461 sqf corner lot. Boasting 5,504 square feet of refined living space, offering tremendous renovation potential while maintaining its timeless architectural integrity. The elegant main level features expansive principal rooms designed for sophisticated entertaining, while five bedrooms grace the upper level, including a luxurious primary bedroom with ensuite. The lower level accommodates recreation and laundry facilities. Step outside to discover a spectacular stone deck overlooking the tranquil, tree-enclosed garden—a private sanctuary in the city. This estate-like setting provides unparalleled serenity within Vancouver's most exclusive enclave.



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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active
R3000348
 Board: V
 House/Single Family

5376 MARGUERITE STREET

Vancouver West
 Shaughnessy
 V6M 3K6

Residential Detached

\$8,300,000 (LP)(SP) **M**

Sold Date: If new, GST/HST inc?: Original Price: **\$8,300,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1930**
 Frontage(feet): **150.00** Bathrooms: **4** Age: **95**
 Frontage(metres): **45.72** Full Baths: **2** Zoning: **R1-1**
 Depth / Size: **171.70 IRR** Half Baths: **2** Gross Taxes: **\$41,771.70**
 Lot Area (sq.ft.): **19,461.00** Rear Yard Exp: **Southeast** For Tax Year: **2024**
 Lot Area (acres): **0.45** P.I.D.: **011-124-555** Tax Inc. Utilities?:
 Flood Plain: Tour:
 View: :
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Stucco, Wood**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **2** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas, Wood**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Wood**

Reno. Year:
 Rain Screen: **No**
 Metered Water:
 R.I. Plumbing:

Total Parking: **4** Covered Parking: **3** Parking Access: **Front, Lane**
 Parking: **Carport; Single, Garage; Double**
 Driveway Finish: **Paving Stone**
 Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **Yes :Chandeliers not included**
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **LOT 1, BLOCK 4, PLAN VAP5552, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, OF LOT 6**Amenities: **Garden**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
 Features: **Clothes Washer/Dryer, Microwave, Refrigerator, Stove**

Finished Floor (Main):	1,893	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,819	Main	Living Room	29'2 x 15'1	Above	Bedroom	10'4 x 11'8	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	19'0 x 15'0	Below	Recreation Room	27'11 x 14'3	Main	2
Finished Floor (Below):	1,792	Main	Kitchen	14'11 x 11'4	Below	Flex Room	15'7 x 9'11	Above	4
Finished Floor (Basement):	0	Main	Eating Area	14'11 x 9'2	Below	Laundry	17'2 x 16'1	Above	4
Finished Floor (Total):	5,504sq. ft.	Main	Family Room	15'0 x 13'11	Below	Utility	26'7 x 13'0	Below	2
Unfinished Floor:	0	Main	Bar Room	14'10 x 7'2	Below	Workshop	14'11 x 9'8		
Grand Total:	5,504sq. ft.	Main	Foyer	15'0 x 10'6			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	21'0 x 15'0			x		
Suite:		Above	Walk-In Closet	9'3 x 4'10			x		
Basement:None		Above	Bedroom	17'1 x 15'1			x		
		Above	Walk-In Closet	6'8 x 4'5			x		
		Above	Bedroom	17'1 x 11'10			x		
		Above	Bedroom	15'1 x 14'1			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 1	# of Rooms: 19	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

Listing Broker(s): **Bellevue Realty Group****WESTSIDE Tom Gradecak Realty****WESTSIDE Tom Gradecak Realty**Full video tour at www.ericchristiansen.com

All information contained herein is deemed to be accurate but should not be relied upon without verification.

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5376 Marguerite Street,
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Valid Until: December 5, 2025

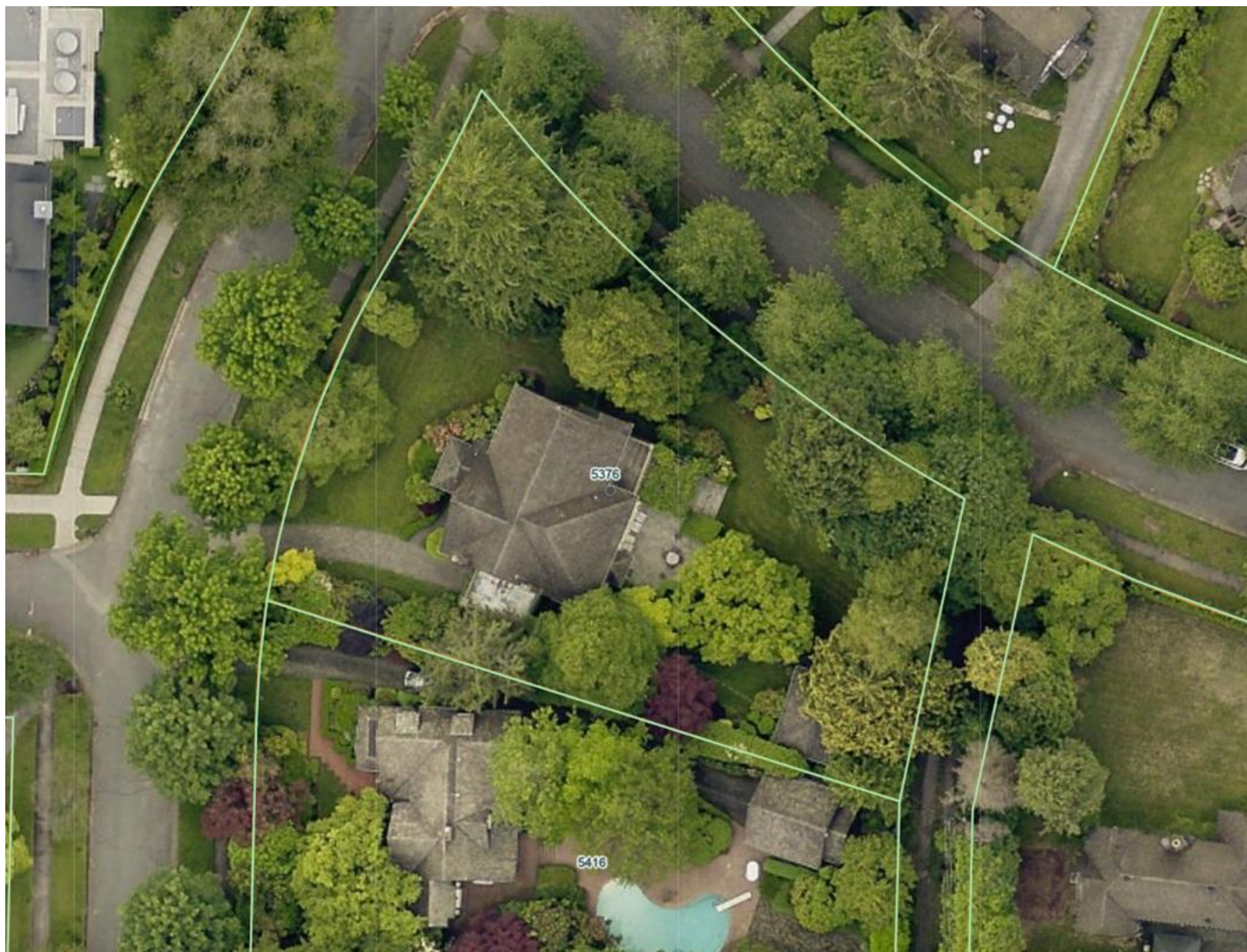
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