



2305 W King Edward Ave, Vancouver

DETAILS:

5 Bed + 6 Bath



CONTACT:

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PROPERTY FEATURES

- Five spacious bedrooms and six bathrooms provide exceptional flexibility for growing families, guests, and multi-generational living.
- Fully integrated smart home featuring Sonos audio, Lutron lighting and automated blinds, security cameras, climate controls, and remote access throughout the property.
- Chef-inspired kitchen equipped with a premium Miele and Liebherr appliance package, including a 6-burner dual-fuel range, integrated refrigeration, and dual dishwashers.
- Collector-grade wine cellar with dedicated climate control and storage capacity for approximately 1,000 bottles.
- Luxurious primary suite featuring a spa-inspired ensuite with a freestanding soaker tub and oversized multi-head shower.
- Heated, insulated, and ventilated three-car garage with custom storage solutions, complemented by a fully self-contained one-bedroom suite with private entrance.

PROPERTY SPECIFICATIONS

TYPE OF HOME:
Single Family

STYLE OF HOME:
2 Storey with Basement

TITLE:
Freehold NonStrata

ZONING:
RS-1

PROPERTY TAXES:
\$21,927.70

YEAR BUILT:
2022

UNIQUE FEATURE:
Private Wine Cellar

TOTAL PARKING:
Triple Detached Garage

INTERIOR SIZE:
4,294 Sq. Ft.

All information contained herewithin is to be verified by the Buyer if deemed important.



The floor plan and the measurements are approximate within +/- 2% and are to be used for advertising usage only. May include unfinished area. Not suitable for construction.



5 Min Drive
10+ Restaurants



5 Min Drive
10+ Cafes



3 Min Drive
Prince of Wales
Secondary School



5 Min Drive
Kerrisdale
Village



5 Min Drive
Quilchena Park



2 Min Walk
Arbutus
Greenway

10 Mins or Less Drive



Jericho Beach
10 Min Drive



Arbutus Club
3 Min Drive



University of
British Columbia
10 Min Drive



McCleery
Golf Course
9 Min Drive

TRAVEL THE WORLD AGAIN



YVR Airport
15 Min Drive

or

Book a taxi or
rideshare for
a convenient
door-to-door ride
to YVR airport.





PROPEL