



**Modern, high end, custom built, luxury family home perfect for entertaining, in IMMACULATE condition. 8 bedroom 7 bathroom, 2 kitchen, 7,266 SF home is only 6 years old and on a huge 12,492 SF property located in South Granville**

Quality exterior stonework, floating & double sided fireplace & power blinds. Many over-sized features to capture the WOW factor includes: sleek but simple front door, ceramic interior floor tiles, ensuite rain shower with multiple jets, amazing mirrored dressing room/walk in closet. Accordion doors transition to the outside from the inside & provide a huge opening to a generously sized covered patio w/fireplace, TV, sound system, built in BBQ, sink, fire pit, etc.!

Outstanding entertainment space with multiple TVs, surround sound, fridge, sink. Professional gym, sauna, steam room, Jacuzzi tub. Smart house controls for sound, temp, light & alarm. House-like 5 car garage. Beautifully landscaped.

BC Assessment 2020 corrected value is \$8,000,000.



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# 7038 CHURCHILL ST - Details

## THROUGHOUT HOME

- BC Assessment 2020 value is \$8,000,000
- Drop ceilings
- Privacy blinds. Some with power controls
- 8" base boards with a bevel finish so easier to be maintained
- Pot lights throughout
- Thoughtful neutral colour scheme with flexibility to incorporate colour touches to easily personalize the home
- Many designer tile wall features makes for easy continued maintenance of the home's interior
- WATER:** all water in the home is filtered
- Fully equipped smart home technology
- SECURITY:** multi zones system. WIFI controlled + control centres in home. 8 security cameras on property
- TEMPERATURE CONTROL:** 2HRV systems. 5 zone air conditioning throughout entire home. Suit has its own HRV control. The main floor and upstairs is controlled by one large one and the basement one smaller. Radiant floor heating with many zone areas. All bedrooms have their own temperature controls

## EXTERIOR

- Power generator
- On a cul-de-sac
- Security at the entrance with the intercom and the mail slot
- Interlocking stone path to home. Non slip tile, stairs and landing
- Stone exterior with stucco
- Metal roof on home and garage
- Rain chains rather than gutters
- Wood soffits
- Modern oversize front door, fir with metal detailing
- High quality modern designed windows. Many are tilt and turn
- Back lane access

## MAIN FLOOR

- 10 FT high ceilings!
- Oversized square metallic brushed Italian tiles

## FOYER

- Grand entrance opens to the living room
- Drop ceiling & extra wide hall
- Hidden oversize walk in closet with organizers for coats & shoes

## FORMAL LIVING & DINING ROOM

- Stone tile surround on the double sided fireplace with glass pebbles
- Designer wallpaper
- Bright with oversized west facing windows
- Over table a large globes Swarovski crystal chandelier
- Hall to the kitchen

## OFFICE

- Private even with large window
- Tiled feature wall + Horizontal panel wall

## POWDER ROOM

- Floating vanity with undermount floor lighting
- Trough sink with Panini faucet. 1-piece Kohler toilet
- Glass and tile throughout with a glass feature wall
- Drop ceiling with design feature which carries through the stairwell

## LAUNDRY ROOM

- Laundry chute + Closets
- Double Whirlpool washer and dryers
- Large deep laundry sink
- Caesarstone/ quartz countertop with cabinets

## KITCHEN

- Floor to ceiling flush mount etched grain fir cabinetry with plenty of drawers
- Glass backsplash tile to the ceiling
- Caesarstone / quartz countertop
- Massive island with a granite top. Easily seat 4. Lots of additional storage
- Huge window
- Built in vacuum dust pan

### APPLIANCES - Refrigeration units

- Sub-Zero fridge
- Sub-Zero fridge with glass door
- Sub-Zero upright freezer
- Sub-Zero drawer freezer

### APPLIANCES - Cooking

- Miele double convection and steamer oven
- Miele - 2 wall ovens
- Wolf - 6 gas burner stove top
- Miele island ventilation hood-fan
- Panasonic microwave

### OTHER -

- Miele - 2 dishwashers
- Extra large double Franke sink with Blanco cold water tap

## PANTRY - WOK KITCHEN

- Roughed in for a wok kitchen
- Ample storage with built in shelves

## EATING AREA

- Eclipse doors to the patio
- Etched grain fir built in cabinetry with lighting
- Large enough to seat 10

## FAMILY ROOM

- Stone & tile walls
- TV wall mount on tiled wall for a natural blended feature wall rather than making the TV the feature
- Wall mounted fireplace
- Extra wall sconces for art work lighting
- Designer wallpaper

## BACK DECK

- Large entertaining space
- Partially covered
- BBQ/ Outdoor kitchen centre
- Fireplace
- TV mounted + stereo system
- Access to eating area via Eclipse doors & reg. door
- 2 stairwells off deck

## MUDROOM

- Off the kitchen/ family room area at the back-door area off the covered patio
- Easy access to the security system
- Open walk in closet for easy access
- Closet organiser for coats and shoes
- Large east facing window for additional light
- Security system control centre

## STAIRWELL

- Glass baluster with stainless-steel handrail
- Tile with designer feature wallpaper from the wall to ceiling
- 2 skylights
- Lights to light up the stairs

## UPSTAIRS

- High-end carpet
- Built in vacuum cleaners throughout
- Large PRIVATE east facing open communal patio

## SOUTHWEST BEDROOM

- Peek-a-boo mountain view
- Juliet balcony
- Walk in closet with organizers

## ENSUITE

- Entire bathroom is tiled
- Caesarstone/ quartz countertops
- Built in medicine cabinet
- Large shower with a seat
- Kohler toilet, sink & Eurolux faucets

## EAST BEDROOM - Dressing room

- Walk in closet
- Built in ironing station
- Large 3 way mirror
- Large window with built in shelf area
- Roughed in bathroom

## HALLWAY

- 2 linen closets with barn doors
- One has access to the laundry chute

## NORTH WEST BEDROOM

- Built in storage
- Walk in closet with organizers
- Large window

## ENSUITE

- Entire bathroom is tiled
- Caesarstone/ quartz countertops
- Built in medicine cabinet
- Large shower with a seat
- Kohler toilet, sink & Eurolux faucets

## MASTER BEDROOM

- Large enough for a King size bed but shaped so still intimate
- Lights set in drop ceiling over head board for easy reading
- Built in cabinetry for extra clothing storage
- TV cabinet built in
- 2 walk-in closets

- Large west facing window + North facing windows
- Dressing/seating area which is large enough for a couch

## MASTER ENSUITE

- His and Her sinks + showers!
- Extra built in cabinet/storage and medicine chest
- Showers extra large with 4 shower heads + wand. Seamless glass walls/door. Sloped shower floors for easier drainage
- Privacy area for the toilet. Kohler 1-piece toilet
- Large vanity with Eurolux faucets. Granite countertop
- Bathroom is completely tiled with designer rubbed/patina metallic tile feature in multi patterns running through it

## DOWNSTAIRS

- Bamboo flooring throughout
- Glass baluster with stainless-steel handrail
- At bottom landing floating display shelves
- Clear glass pocket door for additional light
- Under stair storage

## REC ROOM

- 5 TV entertainment feature wall. Perfect for watching sports
- Built in display shelf under TV
- Surround sound in rec room/ control centre for music throughout
- Billiard's table area with lighting
- Temperature controlled wine room with display wine bottle mounting
- Bar sink, Caesarstone/ quartz countertop & double beverage fridge
- Built in display open cupboard + storage cupboards

## GYM

- Gym area with mirrored walls, window for natural light & mounted TV

## ENSUITE- Gym Spa

- Oversize jacuzzi jetted tub, 8 person steam shower & 4 person sauna
- Natural light from window. Door with privacy glass for light
- Attached to a private bathroom with regular shower, toilet & sink
- Both bathrooms are tiled

## IN LAW/ NANNY SUITE

- Large windows and access to yard
- Hall lined with mirrored, double closet + organizers
- Bedroom with walk in closet

## BATHROOM

- Entire bathroom is tiled
- Caesarstone/ quartz countertops
- Built in medicine cabinet
- Kohler toilet, sink & Eurolux faucets. Tub with shower

## SUITE - 2 or 3 bedrooms

### LIVING ROOM/ DINING ROOM AREA

- Large windows with own entrance
- Own temperature control + A/C
- Built in TV cabinet with display shelf

### KITCHEN

- Dark grain cupboards/ cabinetry
- Caesarstone/ quartz countertop with glass tile backsplash

- Blomberg fridge
- Whirlpool Stove
- Dishwasher
- Large double sink

- Laundry & hall closets

### BATHROOM

- Entire bathroom is tiled
- Caesarstone/ quartz countertops
- Built in medicine cabinet
- Kohler toilet, sink & Eurolux faucets. Tub with shower

### BEDROOMS - 2 MAIN BEDROOMS

- Both have large windows & closets with organizers

### OTHER BEDROOM - THEATRE ROOM

- Can be a bedroom or theatre room for the main home (roughed in), or could be a 3rd bedroom for suite

## BACK YARD

- Fully fenced back yard. Professionally landscaped
- Automatic water sprinkler system
- Fire bowl by Solus in back yard

## GARAGE:

- Unique 1,100+ SF, 5 car garage with large windows.
- Additional 2 car parking pad

# 7038 CHURCHILL ST - The Area

## What's Nearby

**GROCERIES:** Choices, Safeway and several other smaller markets and vegetable stands

**RESTURANTS:** Senova, Mirchi, Johnny's Pizza, Granville Bubble Tea & several others!

**COFFEE/TEA:** Bean Around the World Coffees, Taan Char, Starbucks, Jazen Tea Oak & others

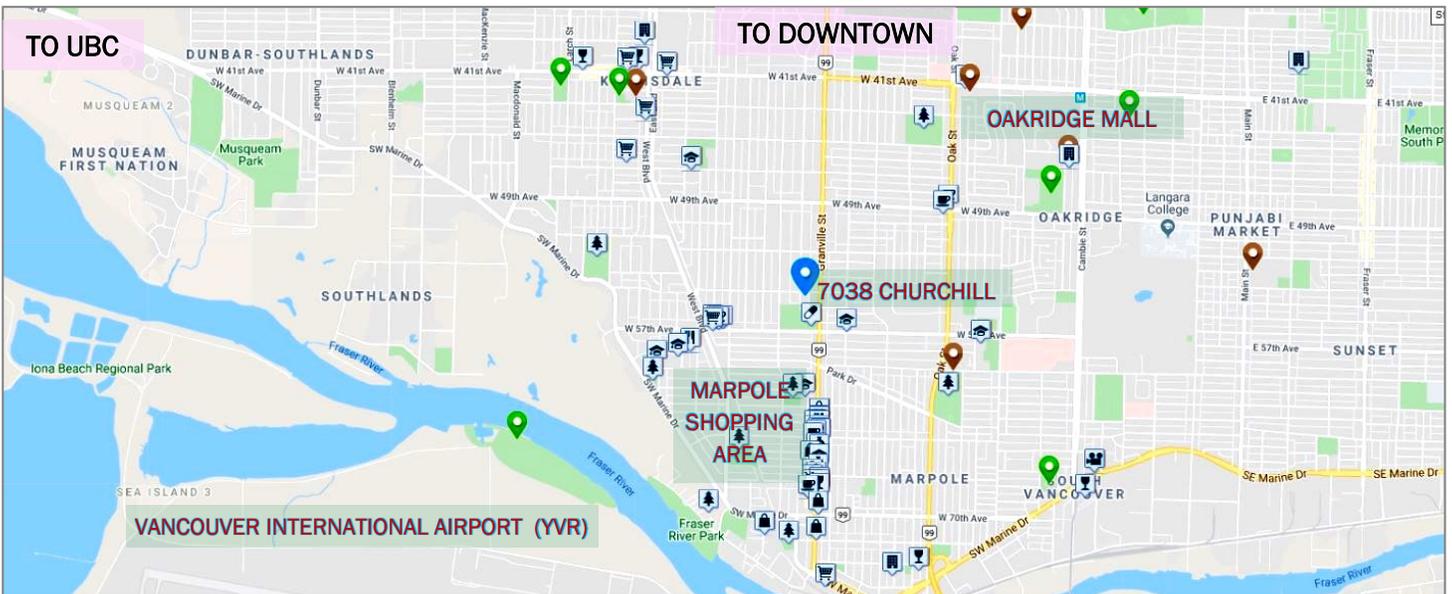
**BARS:** The Yard Café, Milltown Bar and grill, Dublin Crossing and others

**HOSPITALS:** BC Women's Hospital, Vancouver General Hospital, Mount Saint Joseph Hospital, Richmond Hospital and others

**COMMUNITY & SPORTS CENTRES:** Marpole - Oakridge Community Centre, JCC (Jewish Community Centre), Hillcrest, Kerrisdale, Dunbar, Richmond

**SHOPPING:** Marpole street shopping area, Kerrisdale street shopping area, Oakridge Mall, Granville street shopping area, Kitsilano, Granville Island, Downtown Vancouver.

**ENTERTAINMENT:** Cineplex Oden Marine Gateway, UBC Chan Centre, Queen Elizabeth Theatre, Arts Club Theatres, Rogers Area, BC Place Stadium, Nat Baily Stadium, And MORE!!



**7038 Churchill Street**  
 Kerrisdale, Vancouver, V6P 5B6  
 Commute to **Downtown Vancouver**  
 23 min 23 min 26 min 31 min 60+ min View Routes

Favorite Map Nearby Apartments

More about 7038 Churchill Street

**Walk Score 33** **Car-Dependent**  
 Most errands require a car.

**Transit Score 58** **Good Transit**  
 Many nearby public transportation options.

**Bike Score 70** **Very Bikeable**  
 Biking is convenient for most trips.

**Travel Time Map**  
 Explore how far you can travel by car, bus, bike and foot from 7038 Churchill Street.

Map data ©2020 Google | Terms of Use | Report a map error

**Transit Score 58 Good Transit**  
 7038 Churchill Street has good transit which means many nearby public transportation options.

**Rail lines:**  
 Canada Line 1.9 km

**Bus lines:**  
 N10 Downtown/Richmond... 0.1 km 010 Granville/Downtown 0.1 km  
 049 Metrotown Station/Dun... 0.6 km 480 UBC/Bridgeport Station 0.6 km

# 7038 CHURCHILL ST

## Neighbourhood schools!

\*Information from the SD#39 school locator.  
Verify if important

### Elementary

K - 7 Maple Grove Elementary

### Secondary

8 - 12 Magee Secondary

### Late French Immersion

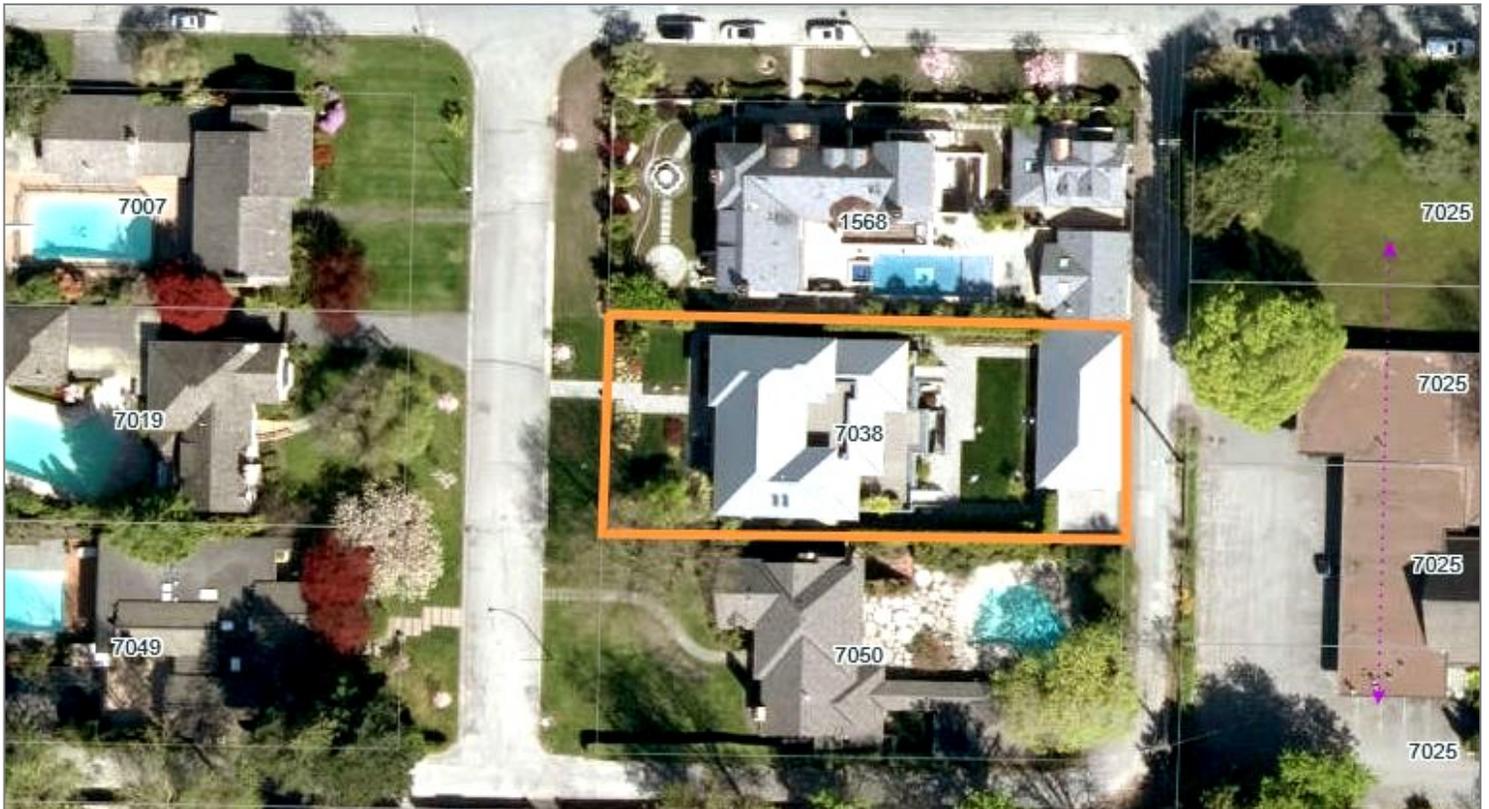
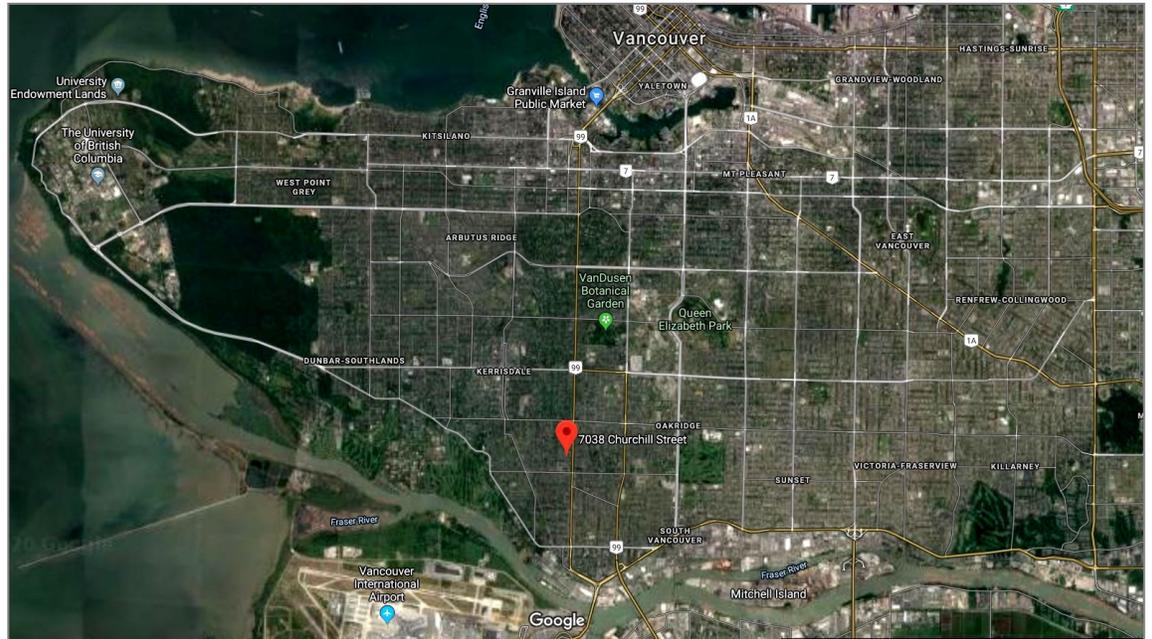
6 - 7 General Gordon Elem

### Secondary French Immersion

8 - 12 Sir Winston Churchill

With many private schools close by such as St. George's, Vancouver College, Crofton House, York House, Little Flower Academy

UBC



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