



Welcome to The Crescent on McRae
1488 McRae Avenue • Vancouver, BC

RESIDENT EXPERTS

ENGEL & VÖLKERS





Facts & Features

- Price: \$ 4,788,000
- Bedrooms: 3 + Den
- Bathrooms: 3.5
- Home Size: 2,694 sq.ft.
- Built: 2013
- Taxes (2020): \$16,992.40
- Maintenance Fees: \$1,457.69
- Private Attached Double Garage + Storage Room, Plus Third Underground Parking Spot
- Private Roof Deck with Views

- Pets Allowed with Restrictions
- Rentals Allowed with Restrictions
- Geo-Thermal Heating and Air Conditioning
- Natural Gas Hookup for BBQ or Fire Pit
- Close Proximity to Vancouver's Top Private & Public Schools

School Catchments:

- Elementary: Shaughnessy Elementary
- Secondary: Eric Hamber Secondary
- French Immersion - Late (6-7): General Gordon Elementary
- French Immersion - Secondary (8-12): Sir Winston Churchill



Ultimate Shaughnessy Luxury

Live in ultimate Shaughnessy luxury, at The Crescent on McRae. Designed by award-winning architect Formwerks, this exceptional 3 bedroom & den townhome integrates into and compliments the character of this historical and prestigious neighbourhood. Built to the highest of standards with detailed brick & stone exterior and a clean, modern interior aesthetic, this desirable 2,694 sq.ft. floor plan has an abundance of space and storage considerations throughout. The main floor features a highly styled open-kitchen concept with top-of-the-line appliances including Wolf & Sub-Zero appliances and Eggersman German cabinetry. The open concept kitchen leads to a spacious patio overlooking the stunning private gardens. Looking for space to entertain? The expansive dining room can comfortably fit an 12-person table to entertain friends and family.



Built to Stand the Test of Time

The master bedroom is a true sanctuary with an inviting walk out balcony, an elegant 5-piece ensuite, and generous walk-in closet. All three bedrooms are located on the 2nd floor, equipped with 3 bathrooms. The den is located on the main level, which can easily be used as a home office, gym or guest bedroom depending on your desired needs. This home comes with an attached private 2 car garage with 1 additional parking and storage. Enjoy your own private rooftop deck overlooking the stunning Vancouver city with mountain views. Stroll out your door and along South Granville to enjoy the shopping, restaurants and art galleries just a stone's throw away. Nothing else compares to this intimate development of 15 townhomes, The Crescent on McRae was built to stand the test of time.



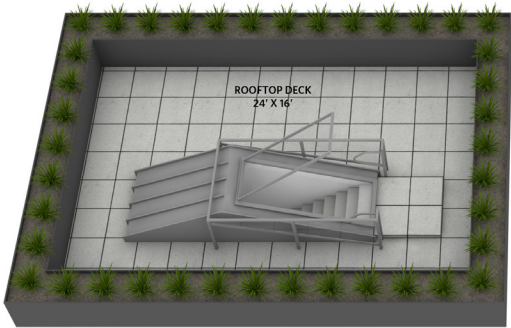
Reasons Why We Love This Location

- 3-minute walk to Small Victory
- 2-minute walk to Shaughnessy Park
- 5-minute drive to Douglas Park Community Centre
- 6-minute walk to VanLawn Tennis & Badminton Club
- 6-minute drive to Arbutus Club
- Steps to South Granville, with some incredible dining options and luxury shops
- 7-minute drive to Children's Hospital or 4 min to VGH
- 8-minute drive to downtown Vancouver
- 3-minute walk to Meinherits
- 7-minute drive to Granville Island
- 8-minute walk to Kits Pool
- 6-minute walk to Queen Bee Flower Shop
- 4-minute drive to YYOGA
- 6-minute drive to Skoah

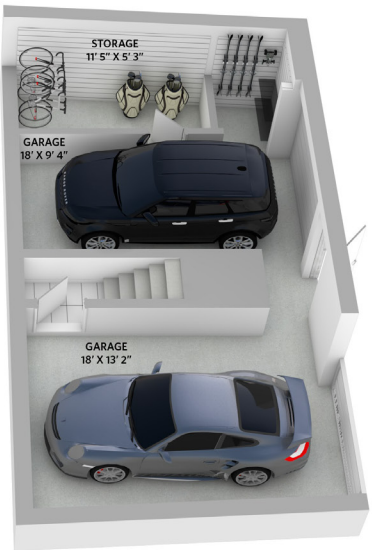
3 bedrooms + den + 3 1/2 bathrooms

* Measurements are approximate. Buyer to verify if important.

Rooftop Deck- 384 sq.ft.



Garage - 647 sq.ft.
Ceiling height - 8' 2" to 11' 2"



Main Floor: 1,386 sq.ft.
Upper Floor: 1,308 sq.ft.
Total Interior: 2,694 sq.ft.

Garage: 647 sq.ft.
Exterior Living: 913 sq.ft.
Garden Areas: 250 sq.ft.



Upper Floor - 1,308 sq.ft.
Ceiling height - 9' 0" to 9' 10"

Main Floor - 1,386 sq.ft.
Ceiling height - 10' 3" to 11' 2"



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