



Presented by:
Michael Reganit

Stonehaus Realty Corp.
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Active
R2318498
Board: V
House/Single Family

2856 W 3RD AVENUE

Vancouver West
Kitsilano
V6K 1M7

Residential Detached

\$2,338,000 (LP)

(SP)



Sold Date:	Frontage (feet):	33.33	Original Price: \$2,350,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1924
Depth / Size: 120.00	Bathrooms:	2	Age: 94
Lot Area (sq.ft.): 3,999.60	Full Baths:	2	Zoning: RT-8
Flood Plain: Exempt	Half Baths:	0	Gross Taxes: \$7,075.86
Rear Yard Exp: South			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 012-316-253
			Tour:

View: **Yes: Tatlow Park and North**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas, Radiant**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
Parking: **Carport; Multiple**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate, Mixed**

Legal: **LOT 4 OF LOT 2 BLOCK 28 DISTRICT LOT 192 PLAN 2375**

Amenities: **Garden, Playground, Storage**

Site Influences: **Cul-de-Sac, Lane Access, Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Other - See Remarks, Refrigerator**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 15'	Below	Storage	12' x 25'			x
Main	Kitchen	7' x 11'			x			x
Main	Dining Room	11' x 13'			x			x
Main	Bedroom	11' x 10'			x			x
Above	Master Bedroom	11' x 12'			x			x
Above	Bedroom	9' x 11'			x			x
Above	Bedroom	11' x 11'			x			x
Above	Nook	9' x 11'			x			x
Below	Laundry	6' x 10'			x			
Below	Bedroom	10' x 10'			x			

Finished Floor (Main):	672	# of Rooms:	11	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	762	# of Kitchens:	1	1	Main	4	No			Barn:
Finished Floor (Below):	605	# of Levels:	3	2	Above	3	No			Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3						Pool:
Finished Floor (Total):	2,039 sq. ft.	Crawl/Bsmt. Height:		4						Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 5	5						Door Height:
Unfinished Floor:	0	Basement: Full, Partly Finished, Separate Entry		6						
Grand Total:	2,039 sq. ft.			7						
				8						

Listing Broker(s): **Royalty Group Realty Inc.**

Logan House: The existing house at 2856 West 3rd Avenue was built in 1924 for Robert Logan, and is a good example of Craftsman Housing constructed just after the First World War. It has been designated Heritage B by the City of Vancouver and had a Heritage Revitalization Agreement negotiated, that raised the FSR for a renovated home to .87 (Under Docs) Considering this is a 4000SF Lot this allows for a 3480SF home. This agreement would have to re-negotiated with the city of Vancouver. The home is livable as is but the heating system is original, and some decking needs to be replaced. "Sold As Is Where Is" and priced well below the land value. Location is North of 4th in a traffic calmed, bicycle friendly, walk friendly area. A part of Kitsilano that is coveted by your neighbours.



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Active
R2327557
Board: V
House/Single Family

1826 W 12 AVENUE

Vancouver West
Kitsilano
V6J 2E8

Residential Detached

\$2,679,000 (LP)

(SP)



Sold Date: Frontage (feet): **50.00** Original Price: **\$2,679,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1922**
Depth / Size: **125** Bathrooms: **3** Age: **96**
Lot Area (sq.ft.): **6,250.00** Full Baths: **3** Zoning: **RT-8**
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$8,668.25**
Rear Yard Exp: **South** For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **014-177-919**
Tour:
View: **No :**
Complex / Subdiv:
Services Connected: **Electricity**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Concrete Frame**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Electric, Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **2** Covered Parking: **1** Parking Access: **Lane**
Parking: **Garage; Single**
Dist. to Public Transit: **1 Block** Dist. to School Bus: **4 Blocks**
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Legal: **LOT 8 BLOCK 407 DISTRICT LOT 526 PLAN 1949**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'2 x 12'4			x			x
Main	Dining Room	14'3 x 8'9			x			x
Main	Kitchen	14'1 x 11'1			x			x
Main	Family Room	13'9 x 9'8			x			x
Main	Den	10'4 x 10'4			x			x
Above	Bedroom	12'6 x 9'3			x			x
Above	Bedroom	13'5 x 12'8			x			x
Below	Living Room	12'1 x 24'0			x			x
Below	Kitchen	10'7 x 9'9			x			
Below	Bedroom	14'4 x 9'11			x			

Finished Floor (Main): **1,371**
Finished Floor (Above): **543**
Finished Floor (Below): **0**
Finished Floor (Basement): **737**
Finished Floor (Total): **2,651 sq. ft.**
Unfinished Floor: **0**
Grand Total: **2,651 sq. ft.**

of Rooms: **10**
of Kitchens: **2**
of Levels: **3**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **3**
Basement: **Full**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Above	4	No
3	Below	4	No
4			
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

Listing Broker(s): **Royalty Group Realty Inc.**

THIS IS A COURT ORDERED SALE: VALUE IS MOSTLY IN THE LAND BUT THE HOME IS QUITE LIVABLE, BASEMENT HAD A FULL SUITE WITH SEPARATE ENTRY, BUT THIS AREA NEEDS WORK. ZONING IS RT-8 AND LOCATION IN UPPER KITS OR NORTH SHAUGHNESSY IS FABULOUS. THIS PROPERTY HAD A DEVELOPMENT PERMIT IN THE WORKS FOR 3 UNITS AND COACH HOUSE WITH FSR OF .75. (4688SF). CHECK WITH THE CITY FOR DETAILS. BRING YOUR IDEAS TO THIS GREAT NEIGHBOURHOOD. CATCHMENT IF IMPORTANT IS SHAUGHNESSY ELEMENTARY, AND KITSILANO SECONDARY.