



Presented by:
Luis Ayala PREC*

Metro Edge Realty
Phone: 604-551-4418
www.luisayala.ca
luisayala@shaw.ca



Active
R2233259

Board: V
House/Single Family

2075 W 19TH AVENUE

Vancouver West
Shaughnessy
V6J 2P5

Residential Detached

\$5,580,000 (LP)

(SP)



Sold Date:	Frontage (feet):	54.00	Original Price: \$5,580,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 2006
Depth / Size: 130	Bathrooms:	4	Age: 12
Lot Area (sq.ft.): 7,020.00	Full Baths:	3	Zoning: RS1
Flood Plain:	Half Baths:	1	Gross Taxes: \$13,806.37
Rear Yard Exp: North			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 011-542-861
			Tour:
View:	Yes: MOUNTAIN		
Complex / Subdiv:			
Services Connected:	Electricity, Natural Gas		

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Mixed**
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: **2** Parking Access: **Rear**
Parking: **Garage; Double**
Dist. to Public Transit: **1 BLK** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold Strata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish: **Hardwood, Laminate, Wall/Wall/Mixed**

Legal: **PL VAP4502 LT 5 BLK 23 DL 526 LD 36**

Amenities: **None**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'6 x 18'	Bsmt	Bedroom	10'7 x 11'8			x
Main	Dining Room	16' x 13'10	Bsmt	Bedroom	16'8 x 14'10			x
Main	Eating Area	11'3 x 9'11						x
Main	Kitchen	13'8 x 17'8						x
Main	Den	11'8 x 12'2						x
Above	Master Bedroom	17' x 14'7						x
Above	Bedroom	13'10 x 11'1						x
Above	Bedroom	13'10 x 11'8						x
Above	Den	12'8 x 8'2						x
Bsmt	Recreation	25'5 x 21'7						x

Finished Floor (Main): **1,413**
Finished Floor (Above): **1,325**
Finished Floor (Below): **0**
Finished Floor (Basement): **1,413**
Finished Floor (Total): **4,151 sq. ft.**

Unfinished Floor: **0**
Grand Total: **4,151 sq. ft.**

of Rooms: **12**
of Kitchens: **1**
of Levels: **3**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **2** Beds not in Basement: **3**
Basement: **Fully Finished**

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

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

Listing Broker(s): **Royal Pacific Realty Corp.**

Court Order Sales. First Shaughnessy Classic quality custom built home on a corner lot facing south and Arbutus Greenway. About 12 years, over 7000 sqft lot, about 4150 finishing area. Excellent layout and functional flooring plan. Featuring 10' ceilings on main, beautiful wrap around staircase. Oak wood flooring on main, crown mouldings, grand entertainment kitchen & ample living space. Spacious 3 bed rooms plus a big office (can be used as add'l bedroom) on upper floor, 2 bed rooms and a huge rec room in the basement. Close to best school catchments, Shaughnessy Elem, & Prince of Wales Sec., shoppings & downtown. Amazing opportunity, don't miss out.



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Active
R2231582
Board: V
House/Single Family

5503 BLENHEIM STREET

Vancouver West
Dunbar
V6N 1P4

Residential Detached

\$3,100,000 (LP)

(SP)



Sold Date:	Frontage (feet):	60.70	Original Price: \$3,100,000
Meas. Type: Feet	Bedrooms:	6	Approx. Year Built: 1912
Depth / Size: 104.70	Bathrooms:	4	Age: 106
Lot Area (sq.ft.): 6,355.30	Full Baths:	4	Zoning: H.R.A
Flood Plain: No	Half Baths:	0	Gross Taxes: \$7,639.40
Rear Yard Exp:			For Tax Year: 2016
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 024-777-226
			Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **3 Storey, Basement Entry**
Construction: **Brick, Frame - Wood, Other**
Exterior: **Brick**
Foundation: **Other**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: **1**
Parking: **DetachedGrge/Carport**

Parking Access:

Dist. to Public Transit:
Title to Land: **Freehold NonStrata**

Dist. to School Bus:

Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **:**
Floor Finish: **Hardwood, Mixed**

Legal: **PL LMP45404 LT A BLK 13 DL 2027 LD 36 GROUP 1**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'6 x 19'0	Above	Bedroom	11' x 11'			x
Main	Dining Room	10'6 x 11'2	Above	Bedroom	14' x 14'			x
Main	Kitchen	9' x 12'	Above	Bedroom	15' x 14'			x
Main	Family Room	13' x 14'6	Bsmt	Recreation	11'6 x 13'6			x
Main	Nook	9' x 12'	Bsmt	Hobby Room	11'6 x 12'4			x
Above	Living Room	14' x 29'	Bsmt	Bedroom	16' x 16'			x
Above	Kitchen	8'6 x 16'	Bsmt	Utility	5' x 13'6			x
Above	Dining Room	7'6 x 14'	Bsmt	Hobby Room	11'6 x 13'4			x
Above	Master Bedroom	11'6 x 10'6			x			
Above	Bedroom	11'6 x 10'6			x			

Finished Floor (Main):	1,717	# of Rooms: 18	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,062	# of Kitchens: 2	1	Main	4	No	Barn:
Finished Floor (Below):	428	# of Levels: 4	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	1,710	Suite: None	3	Above	4	No	Pool:
Finished Floor (Total):	4,917 sq. ft.	Crawl/Bsmt. Height:	4	Below	4	No	Garage Sz:
		Beds in Basement: 1	5				Door Height:
Unfinished Floor:	0	Basement: Full	6				
Grand Total:	4,917 sq. ft.	Beds not in Basement: 5	7				
			8				

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

=====**Court Date is February 8th,2018 @9:45am**=====