



Presented by:
Luis Ayala PREC*
 Metro Edge Realty
 Phone: 604-551-4418
 www.luisayala.ca
 luisayala@shaw.ca



Active
R2229516
 Board: V
 House/Single Family

55 W WOODSTOCK AVENUE
 Vancouver West
 Cambie
 V5Y 2R6

Residential Detached
\$2,888,888 (LP)
 (SP)



Sold Date: Frontage (feet): **122.00** Original Price: **\$2,888,888**
 Meas. Type: **Feet** Bedrooms: **0** Approx. Year Built: **1996**
 Depth / Size: **33** Bathrooms: **3** Age: **21**
 Lot Area (sq.ft.): **4,026.00** Full Baths: **3** Zoning: **RS-1**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$7,575.68**
 Rear Yard Exp: For Tax Year: **2017**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **011-572-256**
 Tour:
 View: **No**
 Complex / Subdiv:
 Services Connected: **Electricity, 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: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Electric**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Wood**

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

Total Parking: **3** Covered Parking: **2** Parking Access: **Lane**
 Parking: **Garage; Double**
 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: **Mixed**

Legal: **PL VAP4381 LT 26 BLK 1004A DL 526 LD 36. OF LOT 1.**

Amenities:

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby**
 Features: **Other - See Remarks**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 10'			x			x
Main	Dining Room	10' x 10'			x			x
Main	Living Room	10' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,010	# of Rooms:	3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	938	# of Kitchens:	1	1	Main	3	No	Barn:
Finished Floor (Below):	583	# of Levels:	3	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	Other	3	Above	4	No	Pool:
Finished Floor (Total):	2,531 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 0	5				Door Height:
Grand Total:	2,531 sq. ft.	Basement: Partly Finished		6				
				7				
				8				

Listing Broker(s): **RE/MAX Crest Realty**

Location, Location, Location! Close to Queen Elizabeth Park, Golf Course/Tennis Courts and walking distance to Oakridge Shopping Centre and Canada Line and only minutes to Downtown and Richmond. Current house is in good living condition with possible rental suite in basement. School catchment is Van Horne Elementary and Eric Hamber Secondary.