



Presented by:  
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**Active**  
**R2213411**

Board: V  
House/Single Family

**2832 W 3RD AVENUE**

Vancouver West  
Kitsilano  
V6K 1M7

Residential Detached

**\$2,690,500 (LP)**

(SP)



|                                    |                  |              |                                    |
|------------------------------------|------------------|--------------|------------------------------------|
| Sold Date:                         | Frontage (feet): | <b>33.00</b> | Original Price: <b>\$2,888,800</b> |
| Meas. Type: <b>Feet</b>            | Bedrooms:        | <b>6</b>     | Approx. Year Built: <b>9999</b>    |
| Depth / Size: <b>120</b>           | Bathrooms:       | <b>4</b>     | Age: <b>999</b>                    |
| Lot Area (sq.ft.): <b>3,960.00</b> | Full Baths:      | <b>3</b>     | Zoning: <b>RT8</b>                 |
| Flood Plain: <b>No</b>             | Half Baths:      | <b>1</b>     | Gross Taxes: <b>\$6,419.67</b>     |
| Rear Yard Exp:                     |                  |              | For Tax Year: <b>2017</b>          |
| Council Apprv?:                    |                  |              | Tax Inc. Utilities?: <b>No</b>     |
| If new, GST/HST inc?:              |                  |              | P.I.D.: <b>014-487-306</b>         |
|                                    |                  |              | Tour:                              |

View: :  
Complex / Subdiv:  
Services Connected: **Electricity, Water**

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

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**  
Parking: **Carport; Single**

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:

Legal: **PL VAP1661 LT6 BLK28 DL192 LD36**

Amenities:

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

| Floor | Type        | Dimensions    | Floor | Type        | Dimensions  | Floor | Type | Dimensions |
|-------|-------------|---------------|-------|-------------|-------------|-------|------|------------|
| Main  | Living Room | 12'5 x 13'4   | Above | Living Room | 14'1 x 10'2 |       |      | x          |
| Main  | Kitchen     | 9'3 x 5'2     | Above | Kitchen     | 3'6 x 8'1   |       |      | x          |
| Main  | Bedroom     | 10'6 x 10'2   | Above | Bedroom     | 11'3 x 9'5  |       |      | x          |
| Main  | Living Room | 14'2 x 17'    | Below | Bedroom     | 14'2 x 8'   |       |      | x          |
| Main  | Kitchen     | 10'3 x 8'5    | Below | Kitchen     | 12' x 7'    |       |      | x          |
| Main  | Bedroom     | 12'10 x 12'4  | Below | Living Room | 10'5 x 10'6 |       |      | x          |
| Main  | Foyer       | 7'9 x 9'8     |       |             | x           |       |      | x          |
| Above | Bedroom     | 12'10 x 12'4  |       |             | x           |       |      | x          |
| Above | Kitchen     | 12' x 11'     |       |             | x           |       |      |            |
| Above | Bedroom     | 12'11 x 10'11 |       |             | x           |       |      |            |

|                            |                      |                                |      |              |             |           |                |
|----------------------------|----------------------|--------------------------------|------|--------------|-------------|-----------|----------------|
| Finished Floor (Main):     | <b>1,143</b>         | # of Rooms: <b>16</b>          | Bath | Floor        | # of Pieces | Ensuite?  | Outbuildings   |
| Finished Floor (Above):    | <b>1,127</b>         | # of Kitchens: <b>5</b>        | 1    | <b>Main</b>  | <b>4</b>    | <b>No</b> | Barn:          |
| Finished Floor (Below):    | <b>0</b>             | # of Levels: <b>3</b>          | 2    | <b>Above</b> | <b>3</b>    | <b>No</b> | Workshop/Shed: |
| Finished Floor (Basement): | <b>0</b>             | Suite: <b>Other</b>            | 3    | <b>Above</b> | <b>1</b>    | <b>No</b> | Pool:          |
| Finished Floor (Total):    | <b>2,270 sq. ft.</b> | Crawl/Bsmt. Height:            | 4    | <b>Below</b> | <b>4</b>    | <b>No</b> | Garage Sz:     |
|                            |                      | Beds in Basement: <b>0</b>     | 5    |              |             |           | Door Height:   |
| Unfinished Floor:          | <b>495</b>           | Basement: <b>Part</b>          | 6    |              |             |           |                |
| Grand Total:               | <b>2,765 sq. ft.</b> | Beds not in Basement: <b>6</b> | 7    |              |             |           |                |
|                            |                      |                                | 8    |              |             |           |                |

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

**Kitsilano location across from Tatlow Park with lane access. RT8 zoned property. Home is in good condition. SOLD "as is where is". All tenants are on a month to month tenancy.**