



Presented by:
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Active
R2318498

Board: V
House/Single Family

2856 W 3RD AVENUE

Vancouver West
Kitsilano
V6K 1M7

Residential Detached

\$2,350,000 (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**
Finished Floor (Above): **762**
Finished Floor (Below): **605**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,039 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,039 sq. ft.**

of Rooms: **11**
of Kitchens: **1**
of Levels: **3**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **5**
Basement: **Full, Partly Finished, Separate Entry**

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

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

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 has an existing Heritage Revitalization Agreement in place that raises the FSR for a renovated home to .87. Considering this is a 4000SF Lot this allows for a 3480SF home. The home is livable as is but would need the heating system to be upgraded and some decking 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 its neighbors.