			Luis Ay Metro Phone: www	sented by: /ala PREC Edge Realty 604-551-4418 .luisayala.ca ala@shaw.ca]*					Ξ
Ctive 2202862 Board: V		4109 ELGIN S Vancouver E Fraser VE						Residential Detached \$1,378,000 (LP)		
louse/Single	e Family			5V 4R3						(SP) M
	a very series of		Sold Date:		Frontage	e (feet):	33.00	Original	Price: \$1,	378,000
			Meas. Type:	Feet	Bedroom	IS:	4	Approx.	Year Built:	1945
	the second		Depth / Size:	105.5	Bathroor	ns:	2	Age:		72
			Lot Area (sq.ft	.): 3,481.50	Full Bath		2	Zoning:		RS-1
			Flood Plain:	No	Half Bath	าร:	0	Gross Ta	ixes:	\$4,915.8
			Rear Yard Exp	:				For Tax	Year:	2017
			Council Apprv?	:				Tax Inc.	Utilities?:	No
			If new, GST/H	ST inc?:				P.I.D.: 0	09-408-2 ⁴	40
	and the second							Tour:		
and the			View:	No :						
1 7			Complex / Sub							
			Services Connected: Community, Electricity, Natural Gas,					Storm Se	ewer, Wat	er
1					,,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
yle of Home:	: Rancher/Bungalow w/Bs	mt.		Total Parking: 1	Covered F	Parking: 1	Parking	g Access: R	ear	
onstruction:	Frame - Wood			Parking: Garage;		5		-		
terior: oundation:	Stucco, Wood Concrete Perimeter			Dist. to Public Tran	citu		Dict to	o School Bu	~	
ain Screen:	No	Reno. Year:		Title to Land: Fr		nStrata	Dist. II		5.	
enovations:		R.I. Plumbir								
of Fireplaces		R.I. Fireplac	ces:	Property Disc.: Ye	!S					
replace Fuel: /ater Supply:	City/Municipal			PAD Rental: Fixtures Leased: No) :					
	Forced Air			Fixtures Rmvd:	:					
	Sundeck(s)			Floor Finish: La	minate					
/pe of Roof:				1 9 01 202						
egal:	PL VAP2344 LT 13 BLK 2	DE 291 ED 30	GROUP I OF LOI	1 & DL 392						
menities:	None									
te Influences										
ce minuences	Clothes Washer/Dryer, R	ofrigonator Co								
atures:	Ciouries washer/Dryer, R	errigerator, Se	curity System, Sto	ove						
					manciona	Floor	T			Dimensione
oor	Type Dim	ensions Flo	or Type	Di	mensions	Floor	Ту	уре		Dimensions
loor Iain	Type Dim Dining Room 7'5	ensions Flo x 5'7 Be		Di	'4 x 10'3	Floor	Ту	уре		x
oor lain lain	Type Dim Dining Room 7'5 Kitchen 12'3 Master Bedroom 11'10	ensions Flo x 5'7 Be x 11'7 x 10'9	or Type	Di		Floor	Ту	/pe		
loor Iain Iain Iain Iain	Type Dim Dining Room 7'5 Kitchen 12'3 Master Bedroom 11'10 Living Room 19'1	ensions Flo x 5'7 Be x 11'7 x 10'9 x 12'7	or Type	Di	'4 x 10'3 x x x x	Floor	Ту	уре		x x x x
loor 1ain 1ain 1ain 1ain 1ain	Type Dim Dining Room 7'5 Kitchen 12'3 Master Bedroom 11'10 Living Room 19'1 Bedroom 10'11	ensions Flo x 5'7 Be x 11'7 x 10'9 x 12'7 x 10'6	or Type	Di	'4 x 10'3 x x x x x	Floor	Ţ	/pe		x x x x x
loor Aain Aain Aain Aain Aain Below	TypeDimDining Room7'5Kitchen12'3Master Bedroom11'10Living Room19'1Bedroom10'11Storage7'4	ensions Flo x 5'7 Be x 11'7 x 10'9 x 12'7	or Type	Di	'4 x 10'3 x x x x	Floor	Ţ	уре		x x x x
eatures: floor flain flain flain flain flain flain flain flain flain flain flain flain flain flain	TypeDimDining Room7'5Kitchen12'3Master Bedroom11'10Living Room19'1Bedroom10'11Storage7'4Bedroom9'11Laundry11'8	ensions Flo x 5'7 Be x 11'7 x 10'9 x 12'7 x 10'6 x 5'5 x 5'1 x 11'6	or Type	Di	'4 x 10'3 x x x x x x x	Floor	Ţ	уре		x x x x x x
loor fain fain fain fain selow selow selow selow	TypeDimDining Room7'5Kitchen12'3Master Bedroom11'10Living Room19'1Bedroom10'11Storage7'4Bedroom9'11Laundry11'8Utility10'6	ensions Flo x 5'7 Be x 11'7 x 10'9 x 12'7 x 10'6 x 5'5 x 7'1 x 11'6 x 8'9	or Type	Di	'4 x 10'3 x x x x x x x x x x x x x x	Floor	Т	уре		x x x x x x x x x
iloor Aain Aain Aain Aain Selow Selow Selow Selow Selow Selow	TypeDimDining Room7'5Kitchen12'3Master Bedroom11'10Living Room19'1Bedroom10'11Storage7'4Bedroom9'11Laundry11'8Utility10'6Kitchen20'8	ensions Flo x 5'7 Be x 11'7 x 10'9 x 12'7 x 10'6 x 5'5 x 7'1 x 11'6 x 8'9 x 12'1	or Type low Bedroo	Di	'4 x 10'3 x x x x x x x x x x x x x					x x x x x x x x x
loor fain fain fain fain fain fain felow felow felow felow felow	TypeDimDining Room7'5Kitchen12'3Master Bedroom11'10Living Room19'1Bedroom10'11Storage7'4Bedroom9'11Laundry11'8Utility10'6Kitchen20'8(Main):921	Prisions Flow x 5'7 Be x 11'7 X 10'9 x 12'7 X 10'6 x 5'5 X 7'1 x 11'6 X 8'9 x 12'1 # of Rooms:1	or Type low Bedroo	Di	'4 x 10'3 x x x x x x x x x x x x x x Bath	Floor	# of Pieces	Ensuite?	Outb	x x x x x x x x x
loor fain fain fain fain selow selow selow selow selow selow selow selow selow selow selow selow	TypeDimDining Room7'5Kitchen12'3Master Bedroom11'10Living Room19'11Bedroom10'11Storage7'4Bedroom9'11Laundry11'8Utility10'6Kitchen20'8(Main):921(Above):0	ensions Flo x 5'7 Be x 11'7 x 10'9 x 12'7 x 10'6 x 5'5 x 7'1 x 11'6 x 8'9 x 12'1	or Type low Bedroo 1 2	Di	'4 x 10'3 x x x x x x x x x x x x x				Outt Barn:	X X X X X X X Duildings
Floor Aain Aain Aain Aain Below Below Below Below Below Below Below Below Inished Floor nished Floor nished Floor	TypeDimDining Room7'5Kitchen12'3Master Bedroom11'10Living Room19'1Bedroom10'11Storage7'4Bedroom9'11Laundry11'8Utility10'6Kitchen20'8(Main):921(Above):0(Below):930(Basement):0	ensions Flo x 5'7 Be x 11'7 x 10'9 x 12'7 x 10'6 x 5'5 x 7'1 x 11'6 x 8'9 x 12'1 # of Rooms:1 # of Kitchens: # of Levels: Suite: Unauti	or Type low Bedroo 1 2 2 norized Suite	Di	'4 x 10'3 x x x x x x x x x x x x x x x x x x x	Floor Main	# of Pieces 3	Ensuite?	Outb	x x x x x x x x x y uildings
Floor Aain Aain Aain Aain Below Below Below Below Below Below Below Below Below Below Below Below	TypeDimDining Room7'5Kitchen12'3Master Bedroom11'10Living Room19'1Bedroom10'11Storage7'4Bedroom9'11Laundry11'8Utility10'6Kitchen20'8(Main):921(Above):0(Below):930(Basement):0	ensions Flo x 5'7 Be x 11'7 x 10'9 x 12'7 x 10'6 x 5'5 x 7'1 x 11'6 x 8'9 x 12'1 # of Rooms:1 # of Kitchens: # of Levels: Suite: Unauth Crawl/Bsmt. F	or Type low Bedroo 1 2 2 norized Suite leight:	Di om 10	'4 x 10'3 x x x x x x x x x x x x x x x x x x x	Floor Main	# of Pieces 3	Ensuite?	Outt Barn: Workshop, Pool: Garage Sz	x x x x x x x x yuildings /Shed:
loor fain fain fain fain fain fain fain fain	Type Dim Dining Room 7'5 Kitchen 12'3 Master Bedroom 11'10 Living Room 19'1 Bedroom 10'11 Storage 7'4 Bedroom 9'11 Laundry 11'8 Utility 10'6 Kitchen 20'8 (Main): 921 (Above): 0 (Basement): 0 (Total): 1,851 sq. ft	ensions Flo x 5'7 Be x 11'7 x 10'9 x 12'7 x 10'6 x 5'5 x 7'1 x 11'6 x 8'9 x 12'1 # of Rooms:1 # of Kitchens: # of Levels: Suite: Unauti	or Type low Bedrow 1 2 2 1 0orized Suite leight: hent: 0 Beds no	Di	'4 x 10'3 x x x x x x x x x x x x x x x x x x x	Floor Main	# of Pieces 3	Ensuite?	Outt Barn: Workshop, Pool:	x x x x x x x x y uildings /Shed:
loor fain fain fain fain fain fain fain fain	Type Dim Dining Room 7'5 Kitchen 12'3 Master Bedroom 11'10 Living Room 19'1 Bedroom 10'11 Storage 7'4 Bedroom 9'11 Laundry 11'8 Utility 10'6 Kitchen 20'8 (Main): 921 (Above): 0 (Basement): 0 (Total): 1,851 sq. ft	ensions Flo x 5'7 Be x 11'7 x 10'9 x 12'7 x 10'6 x 5'5 x 7'1 x 11'6 x 8'9 x 12'1 # of Rooms:1 # of Kitchens: # of Levels: Suite: Unautl Crawl/Bsmt. H Beds in Basem Basement: Fu	or Type low Bedrow 1 2 2 1 0orized Suite leight: hent: 0 Beds no	Di om 10	'4 x 10'3 x x x x x x x x x x x x x x x x x x x	Floor Main	# of Pieces 3	Ensuite?	Outt Barn: Workshop, Pool: Garage Sz	x x x x x x x x y uildings /Shed:
loor fain fain fain fain fain fain felow selow selow selow selow felow felow felow felow felor nished Floor nished Floor	Type Dim Dining Room 7'5 Kitchen 12'3 Master Bedroom 11'10 Living Room 19'1 Bedroom 10'11 Storage 7'4 Bedroom 9'11 Laundry 11'8 Utility 10'6 Kitchen 20'8 (Main): 921 (Above): 0 (Basement): 0 (Total): 1,851 sq. ft	ensions Flo x 5'7 Be x 11'7 x 10'9 x 12'7 x 10'6 x 5'5 x 7'1 x 11'6 x 8'9 x 12'1 # of Rooms:1 # of Kitchens: # of Levels: Suite: Unautl Crawl/Bsmt. H Beds in Basem Basement: Fu	or Type low Bedrow 1 2 2 1 0orized Suite leight: hent: 0 Beds no	Di om 10	'4 x 10'3 x x x x x x x x x x x x x x x x x x x	Floor Main	# of Pieces 3	Ensuite?	Outt Barn: Workshop, Pool: Garage Sz	x x x x x x x x y uildings /Shed:
oor lain lain lain lain elow elow elow elow elow elow elow elow	Type Dim Dining Room 7'5 Kitchen 12'3 Master Bedroom 11'10 Living Room 19'1 Bedroom 10'11 Storage 7'4 Bedroom 9'11 Laundry 11'8 Utility 10'6 Kitchen 20'8 (Main): 921 (Above): 0 (Basement): 0 (Total): 1,851 sq. ft	ensions Flo x 5'7 Be x 11'7 No'9 x 12'7 X x 10'6 x 5'5 x 7'1 X x 11'6 x 8'9 x 12'1 # of Rooms:1 # of Kitchens: # of Levels: Suite: Unauti Crawl/Bsmt. F Beds in Basen Basement: Fu	or Type low Bedrow 1 2 2 1 0orized Suite leight: hent: 0 Beds no	Di om 10	'4 x 10'3 x x x x x x x x x x x x x x x x x x x	Floor Main	# of Pieces 3	Ensuite?	Outt Barn: Workshop, Pool: Garage Sz	x x x x x x x x y uildings /Shed: