

Vancouver West, S.W. Marine

1636 W 69TH AV, V6P 2W6

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MLS# V1037017

Residential Detached Active

			List Price:	\$1,468,000	O Previous Price: Original Price:		8,000	
		1	Complex/Subdiv:		Original Price:	\$1,58	8,000	
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			Frontage:		Bedrooms:	3	PID:	007-793-961
the second of the	-	and the second	Depth/Size:	120	Bathrooms:	2	Туре:	House/Single Family
			Lot Area SqFt:	7,567	Full Baths:	1	Approx Yr Blt:	1954
		No. 44	Rear Yard Exp:		Half Baths:	1	Age at List Date:	59
	A CONTRACTOR		Meas Type:	Feet	If New GST/HST Inc	:l: No	Taxes:	\$5,887 (2013)
	Cr. There are		Flood Plain:		Zoning:	RS-1		
			riood ridini		zonnigi			
State of L			View:	N				
			Serv. Connected:	Electricity, I	Natural Gas, Storm	Sewer, S	Sanitary Sewer,	Water
			1					
Style of Home:	1 Storey				Total Parking:	3	Covered	d Parking: 2
Construction:	Frame - Wood	ł			Parking Access:	Side		
Foundation:	Concrete Peri				Parking Facilities:		t; Multiple	
Exterior:	Mixed, Stucco				r arking r acintics.	carport	, manipic	
		, wood	D/L Diversities a		Dist to Dublis Tasas		Dict to S	shool Russ
Rainscreen:	No		R/I Plumbing:		Dist to Public Trans:		DIST TO S	chool Bus:
Type of Roof:	Asphalt				Possession:			
Renovations:	Partly		Reno Year:		Title to Land:		ld NonStrata	
Flooring:	Mixed				Seller's Interest:	Court C	Ordered Sale	
Water Supply:	City/Municipa	al			Mortgage Info:	\$0		
Heat/Fuel:	Forced Air, Na							
No. of Fireplaces:	2		R/I Fireplaces:		Property Disclosure:	Y		
Fireplace Fuel:	Gas - Natural		tor incplaces.			•		
					Out Buildings:			
Outdoor Area:	Sundeck(s)							
Pad Rental:								
Fixtures Leas	N							
Fixt Removed:	N							
Legal:	PI VAP8585	ITCBLK	6 DL 325 LD 36					
Logui.								
Amonitios								
Amenities:	Control Locat	ion Drivet	a Satting Shann	ing Noorby				
Site Influences:			e Setting, Shopp	0 5		ouritu C	votore	
			0 11	0 5	ndow Coverings, Se	curity S	ystem	
Site Influences: Features Incl:	Clothes Wash	er/Dryer/	Fridge/Stove/DW	/, Drapes/Wi			-	
Site Influences: Features Incl: Floor Type	Clothes Wash	er/Dryer/	Fridge/Stove/DW	0 5	Dimensions	curity S <u></u> <u>Floor</u>	ystem <u>Type</u>	Dimensions
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Site Influences: Features Incl: Floor Type	Clothes Wash <u>D</u> i g Room 1	er/Dryer/	Fridge/Stove/DW <u>Floor</u> '8	/, Drapes/Wi	Dimensions		-	
Site Influences: Features Incl: <u>Floor Type</u> Main F. Livin	Clothes Wash <u>D</u> g Room 1 ng 1	er/Dryer/ imensions 9'10 X 14	Fridge/Stove/DW <u>Floor</u> '8 '5	/, Drapes/Wi	Dimensions X		-	X
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Site Influences: Features Incl: Main F. Livin Main F. Dinir Main F. Dinir Main F. Mast Main F. Bedr Main F. Bedr Bsmt Bedr Bsmt Den Bsmt Hobb Bsmt Laun Floor Area (SqF Main Floor Area So Finished Floor Up Finished Floor Dov Finished Floor Dov Finished Floor Bsm Total Finished Floor Unfinished Floor: Grand Total Floor Listing Broker(s): F Super quiet & p	Clothes Wash D g Room 1 ig 1 ier Bedroom 1 oom 1 oom 1 oom 1 oom 1 oy Room 1 odry 1 odry 1 off: 1 odry 1 odry 1 odry 1 off: 2 Area: 2 Royal LePage Reprivate location ce. Close to sh	er/Dryer/ imensions 9'10 X 14 12'3 X 8 12'3 X 1 11'9 X 11 11'9 X 11 11'9 X 8' 16' X 12 14'8 X 12 14'8 X 12 14'6 X 13 ,233 0 0 800 ,033 430 ,430 ,463 egency Re 17567 sf Foops, buse:	Fridge/Stove/DW Floor '8 '5 1' '2 '2 10 '6 '7 '6 '4 Total # Rooms: # Kitchens: Finished Levels: Crawl/Bsmt Height Basement Area: Suite: suite: Pathy, Royal LePa S1 property with and airport. Gree	10 10 1 Full ge Regency F h only one ad	Dimensions X X X X X X X X X X X X X X X X X X X	Floor Floor Bath 1 4 F 2 2 F 3 4 5 6 7 8 - side an pximity t	Type Type Piece; Ensuite: N Piece; Ensuite: N Piece; Ensuite: N	X X X X X X X X I; Level: Main F. I; Level: Bsmt djacent to tranquil is south rear yard
Site Influences: Features Incl: Main F. Livin Main F. Dinir Main F. Dinir Main F. Mast Main F. Bedr Bsmt Fami Bsmt Den Bsmt Hobt Bsmt Laun Floor Area (SqF Main Floor Area S Finished Floor Up Finished Floor Bsm Total Finished Floor Unfinished Floor Unfinished Floor Super quiet & p linear greenspa means sunshine	Clothes Wash g Room 1 ng 1 nen 1 er Bedroom 1 oom 1 oom 1 ly Room 1 dry t): qFt: 1, SqFt: 1, SqFt: 2, Area: 2, Royal LePage R rivate location ce. Close to sh all day long. V	er/Dryer/ imensions 9'10 X 14 12'3 X 8 12'3 X 1 11'9 X 11 11'9 X 11 11'9 X 11 11'9 X 12 14'8 X 12 14'8 X 12 14'6 X 7 15' X 13 ,233 0 0 800 ,033 430 ,463 egency Ref ! 7567 sf F oops, buse; /ery solid,	Fridge/Stove/DW Filoor '8 '5 1' '2 '2 10 '6 '7 '6 '4 Total # Rooms: # Kitchens: Finished Levels: Crawl/Bsmt Height Basement Area: Suite: alty, Royal LePa RS1 property with s and airport. Gre functional and w	/, Drapes/Win <u>Type</u> 10 1 1 Full ge Regency F h only one ad evel maintain	Dimensions X X X X X X X X X X X X X X X X X X X	Floor Eath 1 4 F 2 2 F 3 4 5 6 7 8 - side an eximity t joy wha	Type Type Piece; Ensuite: N Piece; Ensuite: N Piece; Ensuite: N d rear lanes. Ad to UBC. Fabulou	X X X X X X X X X X J; Level: Main F. X X X J; Level: Bsmt djacent to tranquil is south rear yard ite a beautiful new
Site Influences: Features Incl: Main F. Livin Main F. Dinir Main F. Dinir Main F. Mast Main F. Bedr Bsmt Fami Bsmt Den Bsmt Hobt Bsmt Laun Floor Area (SqF Main Floor Area S Finished Floor Up Finished Floor Bsm Total Finished Floor Unfinished Floor Unfinished Floor Super quiet & p linear greenspa means sunshine	Clothes Wash g Room 1 ng 1 nen 1 ier Bedroom 1 oom 1 oom 1 ly Room 1 oy Room 1 oy Room 1 idry it): gFt: 1, SqFt: 1, SqFt: 2, Area: 2, Royal LePage Re rivate location ce. Close to sh out family. The	er/Dryer/ imensions 9'10 X 14 12'3 X 8 12'3 X 1 11'9 X 11 11'9 X 11 11'9 X 11 11'9 X 12 14'8 X 12 14'8 X 12 14'6 X 7 15' X 13 ,233 0 0 800 ,033 430 ,463 egency Ref 2567 sf R 2567 sf Se /ery solid, current ho	Fridge/Stove/DW Floor '8 '5 1' '2 '2 10 '6 '7 6 '4 Total # Rooms: # Kitchens: Finished Levels: Crawl/Bsmt Height Basement Area: Suite: suite: alty, Royal LePa RS1 property with s and airport. Gre functional and w buse has mostly s	/, Drapes/Win <u>Type</u> 10 1 1 Full ge Regency F h only one ad evel maintain	Dimensions X X X X X X X X X X X X X X X X X X X	Floor Eath 1 4 F 2 2 F 3 4 5 6 7 8 - side an eximity t joy wha	Type Type Piece; Ensuite: N Piece; Ensuite: N Piece; Ensuite: N d rear lanes. Ad to UBC. Fabulou	X X X X X X X X I; Level: Main F. I; Level: Bsmt djacent to tranquil is south rear yard



2812 W 19TH AV, V6L 1E5

Vancouver West, Arbutus

Presented by: Nikki Cvitanovic RE/MAX Select Realty Cell: 778-926-6464 Email: <u>nikkic@remax.net</u> Website: <u>www.nikkicvit.ca</u>



MLS# V1055108

Residential Detached Active

	~	List Price:	\$1,599,000	D Previous Price: Original Price:	\$1,599,000
		Complex/Subdiv:		Onginal Frice.	\$1,399,000
		Frontage: Depth/Size: Lot Area SqFt: Rear Yard Exp: Meas Type: Flood Plain: View:	33.00 ft 122 4,026 S Feet N Electricity,	Bedrooms: Bathrooms: Full Baths: Half Baths: If New GST/HST In Zoning: Natural Gas, Sanita	RS-1
Style of Home: Construction: Foundation:	2 Storey w/Bsmt. Frame - Wood Concrete Perimeter			Total Parking: Parking Access: Parking Facilities:	4 Covered Parking: 2 Rear Garage: Double
Exterior: Rainscreen:	Mixed, Stucco	R/I Plumbing:		Dist to Public Trans:	5 Dist to School Bus: 5
Type of Roof: Renovations: Flooring: Water Supply:	Tile - Composite Mixed City/Municipal	Reno Year:		Possession: Title to Land: Seller's Interest: Mortgage Info:	Freehold NonStrata Court Ordered Sale \$0
Heat/Fuel: No. of Fireplaces: Fireplace Fuel: Dutdoor Area: Pad Rental:	Radiant, Natural Gas 1 Gas - Natural Fenced Yard	R/I Fireplaces:	0	Property Disclosure: Out Buildings:	Y
Tixtures Leas	N N				
Legal: Amenities: Site Influences: Features Incl:	PL VAP4524 LT 13 BL In Suite Laundry Central Location, Priva Clothes Washer/Dryer/	ite Yard, Recreatio	on Nearby, S		
loor <u>Type</u>	Dimensions		Гуре	Dimensions	Floor Type Dimensions
	g Room 14'X 1			Х	Х
Main F. Kitch		12'		X	X
1ain F. Dinin Aoim F. Formil	5	9'		X	X
	5	2		X	X
		2		X	X
bove Bedro		11'		X X	X
Above Bedro Above Bedro		10' 10'		×	X X
	eation Room 13' X 1			x	A
Bsmt Bedro		9'		X	
loor Area (SqF					Bathrooms
lain Floor Area Sc		Total # Rooms:	10		1 2 Piece; Ensuite: N; Level: Main F.
inished Floor Up S	-	# Kitchens:	1		2 4 Piece; Ensuite: Y; Level: Above
inished Floor Dow		Finished Levels:	3		3 4 Piece; Ensuite: Y; Level: Above
inished Floor Bsm otal Finished Floo		Crawl/Bsmt Height: Basement Area:	Fully Finis	hed	4 Piece; Ensuite: N; Level: Above5 4 Piece; Ensuite: N; Level: Bsmt
Jnfinished Floor:	0	Suite:	None		6 7
Grand Total Floor A					8
isting Broker(s): R	E/MAX Select Propertie	es			
top floor makes dining room. Na	this an ideal family hon tural gas radiant heatin	ne for growing and g throughout, priv	d large famil ate fenced y	ies. Large kitchen a /ard, double garage	on 33 x 122 lot. 4 bedrooms w/ 3 ensuites o irea w/ eating area as well as separate forma . In desirable Arbutus area w/ easy access to party Home is cold "as is where it" OPEN

dining room. Natural gas radiant heating throughout, private fenced yard, double garage. In desirable Arbutus area w/ easy access to public transit, shopping, downtown, UBC, Prince of Wales Secondary & Carnarvon Elemenary. Home is sold "as is where is" OPEN HOUSE TUESDAY APRIL 1st 11:00-1:00



Vancouver West, Dunbar

Presented by: Nikki Cvitanovic RE/MAX Select Realty Cell: 778-926-6464 Email: <u>nikkic@remax.net</u> Website: <u>www.nikkicvit.ca</u>

MLS# V1055015



Residential Detached

3388 W 26TH AV, V6S 1N5		IVILO// VI	000010		Active
	List Price:	\$1,988,000	Previous Price: Original Price:	\$1,988,000	
No Photo Available	Complex/Subdiv: Frontage: Depth/Size: Lot Area SqFt: Rear Yard Exp: Meas Type: Flood Plain: View: Serv. Connected:	33.00 ft 130.25 0 Feet N Electricity, N	Bedrooms: Bathrooms: Full Baths: Half Baths: If New GST/HST Ind Zoning: Jatural Gas, Sanita	4 PID: 3 Type: 3 Approx Yr Blt: 0 Age at List Date: Cl: Taxes: RS-5 ry Sewer, Storm Sewer,	\$7,553 (2013)
Style of Home: 2 Storey w/Bsmt. Construction: Frame - Wood Foundation: Concrete Perimeter		I	Total Parking: Parking Access: Parking Eacilities:		d Parking: 1
Exterior: Mixed Rainscreen: Type of Roof: Asphalt Renovations: Flooring: Mixed Water Supply: City/Municipal Heat/Fuel: Forced Air, Natural Ga	R/I Plumbing: Reno Year:		Parking Facilities: Dist to Public Trans: Possession: Title to Land: Seller's Interest: Mortgage Info:	Garage; Single Dist to S Freehold NonStrata Court Ordered Sale \$0	chool Bus:
lo. of Fireplaces: 1 ireplace Fuel: Wood Dutdoor Area: Balcony(s); Patio(s) c ad Rental: ixtures Leas: N ixt Removed:	R/I Fireplaces: r Deck(s)		Property Disclosure: Out Buildings:	N - COURT CONDUCT C	DF SALE
egal: PL VAP3452 LT 56 B Amenities: Site Influences: Features Incl:	LK 84 DL 2027 LD	36			
Main F. Family Room 14'X Main F. Mud Room 6'8X Above Master Bedroom 14'8X	16' Above I 3'3 6'2 11' 11' 9'3 12' 12' 12' 1'6	<u>Fype</u> Laundry	Dimensions 0' X 0' X X X X X X X X X X X	<u>Floor Τγρε</u>	Dimensions X X X X X X X X X
Floor Area (SqFt): Main Floor Area SqFt: 1,233 Finished Floor Up SqFt: 769 Finished Floor Down: 0 Finished Floor Bsmt SqFt: 977 Finished Floor SqFt: 2070	Total # Rooms: # Kitchens: Finished Levels: Crawl/Bsmt Height: Basement Area:	11 1 3 Full, Unfinis	shed	Bathrooms 1 3 Piece; Ensuite: N 2 4 Piece; Ensuite: N 3 4 Piece; Ensuite: N 4 5	; Level: Above
Total Finished Floor SqFt: 2,979	Babbiniont / il out		sileu	6	

Listing Broker(s): Prudential United Realty

Beautiful tree-lined street. Superb neighborhood. Public and private schools within short driving distance. This home has seen extensive interior and exterior renovations. Huge open kitchen plan, with adjoining rear facing southern sundeck. Master bedroom has a private south facing sundeck. South facing rear yard. Lowish ceiling height in the unfinished basement, awaiting your ideas.



3591 W 11TH AV, V6R 2K3

Vancouver West, Kitsilano

Presented by: Nikki Cvitanovic RE/MAX Select Realty Cell: 778-926-6464 Email: <u>nikkic@remax.net</u> Website: <u>www.nikkicvit.ca</u>



MLS# V1054888

Residential Detached

			List Price:	\$2,040,000		** **		
and the second second		X		KIT0	Original Price:	\$2,04	0,000	
	Sec.	M	Complex/Subdiv	: KITSILANO				
	The att		Frontage:	33.00 ft	Bedrooms:	3	PID:	015-180-786
		A tom a	Depth/Size:	122.12	Bathrooms:	3	Туре:	House/Single Family
			Lot Area SqFt:	4,030	Full Baths:	3	Approx Yr Blt:	1928
			Rear Yard Exp:	N	Half Baths:	0	Age at List Date:	
			Meas Type:	Feet	If New GST/HST In		Taxes:	\$6,216 (2013)
	6145 DO 1		Flood Plain:	No	Zoning:	RS5		
	No Western		View:	Y - NORTH	SHORE MOUNTAIN	S		
	SULE		Serv. Connected	: Electricity,	Natural Gas, Sanita	ry Sewe	r, Storm Sewer,	Water
Style of Home:	2 Storey w/	Bsmt.			Total Parking:	2	Covere	d Parking:
Construction:	Frame - Wo				Parking Access:	Rear		5
Foundation:	Concrete P				Parking Facilities:	Open		
Exterior:	Stucco, Woo					- 1		
Rainscreen:			R/I Plumbing:	Yes	Dist to Public Trans:	1 BLK	Dist to S	chool Bus: 5 BLKS
Type of Roof:	Asphalt		5		Possession:			
Renovations:	Substantiall	ly Rebuilt	Reno Year:	2007	Title to Land:	Freehol	ld NonStrata	
looring:	Hardwood,	-			Seller's Interest:	Court C	Ordered Sale	
Water Supply:	City/Munici				Mortgage Info:	\$0		
Heat/Fuel:	Hot Water,	Radiant,	Natural Gas					
No. of Fireplaces:	1		R/I Fireplaces	:	Property Disclosure:	N - COU	JRT ORDERED S	ALE
ireplace Fuel:	Wood				Out Buildings:			
Outdoor Area:	Balcony(s);	Patio(s)	or Deck(s)		0			
Pad Rental:								
Fixtures Leas Fixt Removed:	N							
l egal:	PL VAP611	IT 24 B		6 EXCEPT PA				
Legal: Amenities:	PL VAP611	LT 24 B	LK 62 DL 540 LD 3	6 EXCEPT PA	RT IN PLAN 6088			
Legal: Amenities: Site Influences:							Shopping Nearl	οv
Amenities:			LK 62 DL 540 LD 3 ne Access, Marina I				Shopping Nearl	ру
Amenities: Site Influences: Features Incl:	Central Loc	ation, La	ne Access, Marina I	Nearby, Pavec	I Road, Recreation	Nearby,		
Amenities: Site Influences: Features Incl: Floor <u>Type</u>	Central Loc	ation, La <u>Dimensior</u>	ne Access, Marina I <u>1s Floor</u>		I Road, Recreation		Shopping Nearl <u>Type</u>	Dimensions
ite Influences: eatures Incl: <u>loor Type</u> Aain F. Livir	Central Loc	ation, La <u>Dimensior</u> 17'9 X	ne Access, Marina I <u>ns Floor</u> 13'4	Nearby, Pavec	I Road, Recreation <u>Dimensions</u> X	Nearby,		Dimensions X
vmenities: ite Influences: eatures Incl: <u>itoor Type</u> Main F. Livir Main F. Dinin	Central Loc 2 ng Room ng	ation, La <u>Dimensior</u> 17'9 X 11'8 X	ne Access, Marina I <u>ns Floor</u> 13'4 12'	Nearby, Pavec	Road, Recreation <u>Dimensions</u> X X	Nearby,		Dimensions X X
vmenities: ite Influences: eatures Incl: <u>itoor Type</u> Main F. Livir Main F. Dinin Main F. Kitcl	Central Loc g ng Room ng hen	ation, La <u>Dimensior</u> 17'9 X 11'8 X 10'2 X	ne Access, Marina I <u>1s Floor</u> 13'4 12' 12'	Nearby, Pavec	I Road, Recreation Dimensions X X X X	Nearby,		Dimensions X X X X
vmenities: ite Influences: 'eatures Incl: 'loor <u>Type</u> Main F. Livir Main F. Dinin Main F. Kitcl Main F. Bed	Central Loc ng Room ng hen room	Dimension 17'9 X 11'8 X 10'2 X 11'3 X	ne Access, Marina I <u>ns Floor</u> 13'4 12' 12' 11'7	Nearby, Pavec	I Road, Recreation Dimensions X X X X X X X X X X X X	Nearby,		Dimensions X X X X X X
Amenities: Site Influences: Features Incl: Cloor Type Main F. Livir Main F. Dinir Main F. Kitcl Main F. Bedr Above Mas	Central Loc ng Room ng hen room ter Bedroom	Dimension 17'9 X 11'8 X 10'2 X 11'3 X 33' X	ne Access, Marina I 1 <u>s Floor</u> 13'4 12' 12' 12' 11'7 19'	Nearby, Pavec	Dimensions X X X X X X X X X	Nearby,		Dimensions X X X X X X X X
Amenities: Site Influences: Features Incl: Main F. Livir Main F. Dinir Main F. Kitcl Main F. Bedr Above Mas Below Recr	Central Loc ng Room ng hen room	Dimension 17'9 X 11'8 X 10'2 X 11'3 X 33' X	ne Access, Marina I 15 <u>Floor</u> 13'4 12' 12' 12' 11'7 19' 16'	Nearby, Pavec	I Road, Recreation Dimensions X X X X X X X X X X X X	Nearby,		Dimensions X X X X X X
Amenities: Site Influences: Features Incl: Main F. Livir Main F. Dini Main F. Kitcl Main F. Bedr Above Mas Below Rect Below Gam	Central Loc ng Room ng hen room ter Bedroom reation Room nes Room	Dimension 17'9 X 11'8 X 10'2 X 11'3 X 33' X 13'4 X 13'4 X	ne Access, Marina I <u>15 Floor</u> 13'4 12' 12' 12' 11'7 19' 16' 19'7	Nearby, Pavec	I Road, Recreation Dimensions X	Nearby,		Dimensions X X X X X X X X X X X X
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Amenities: Site Influences: Features Incl: Fain F. Livir Main F. Dinir Main F. Kitcl Main F. Bedr Above Mas Selow Recr Selow Gam Selow Bedr Selow Laur Floor Area (Sg Main Floor Area S	Central Loc 2 ng Room ng hen room ter Bedroom reation Room reation Room nes Room room ndry <u>Ft):</u> cqFt:	Dimensior 17'9 X 11'8 X 10'2 X 10'2 X 10'2 X 33' X 13'4 X 13'4 X 11'3 X 11'3 X 11'3 X 245	ne Access, Marina I <u>13'4</u> 12' 12' 12' 14' 19' 16' 19'7 12' 0' Total # Rooms:	Nearby, Pavec	I Road, Recreation Dimensions X	Nearby, <u>Floor</u> <u>Bathn</u> 1 4 F	<u>Type</u> rooms Piece; Ensuite: N	Dimensions X X X X X X X X X X X
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International and the second s	Central Loc 2 ng Room ng hen room ter Bedroom reation Room reation Room room ndry Et): SqFt: wn: nt SqFt: wn: nt SqFt: Area:	Dimension 17'9 X 11'8 X 10'2 X 11'3 X 33' X 13'4 X 11'3 X 11'3 X 11'3 X 11'3 X 945 704 977 0 2,626 0 2,626	ne Access, Marina I <u>IS</u> <u>Floor</u> 13'4 12' 12' 11'7 19' 16' 19'7 12' 0' Total # Rooms: # Kitchens: Finished Levels: Crawl/Bsmt Heigh Basement Area: Suite:	9 1 3 t: / 6'8 Full, Fully	d Road, Recreation	Bath 1 4 F 2 4 F 3 4 F 5 6 7	<u>Type</u> rooms Piece: Ensuite: N Piece: Ensuite: N	Dimensions X X X X X X X X X X X X X X X X X X X

Extensively renovated Circa 1928 3 level character home. The house was completely gutted in 2007 with approx \$400,000+ spent in upgrades all done with permits. Renos includes: roof, wood windows, plumbing electrical wiring, gas boiler, radiant in floor heating, insulation, drywall, upper floor raised, vaulted ceiling & dormered, kitchen with new granite counters & appliances, updated bathrooms all with claw foot tubs, hardwood flooring and solid wood interior doors. And much more. Laneway home potential - plans available. All measurements are approx & to be verified if important.