



Presented by:
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Vancouver West, S.W. Marine

MLS# V1037017

Residential Detached

1636 W 69TH AV, V6P 2W6

Active



List Price: \$1,468,000 Previous Price: \$1,518,000
 Original Price: \$1,588,000

Complex/Subdiv:

Frontage:	Bedrooms:	3	PID:	007-793-961
Depth/Size:	Bathrooms:	2	Type:	House/Single Family
Lot Area SqFt:	Full Baths:	1	Approx Yr Blt:	1954
Rear Yard Exp:	Half Baths:	1	Age at List Date:	59
Meas Type: Feet	If New GST/HST Incl:	No	Taxes:	\$5,887 (2013)
Flood Plain:	Zoning:	RS-1		

View: N

Serv. Connected: Electricity, Natural Gas, Storm Sewer, Sanitary Sewer, Water

Style of Home:	1 Storey	Total Parking:	3	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Side		
Foundation:	Concrete Perimeter	Parking Facilities:	Carport; Multiple		
Exterior:	Mixed, Stucco, Wood				
Rainscreen:	No	R/I Plumbing:		Dist to Public Trans:	
Type of Roof:	Asphalt			Possession:	
Renovations:	Partly	Reno Year:		Title to Land:	Freehold NonStrata
Flooring:	Mixed			Seller's Interest:	Court Ordered Sale
Water Supply:	City/Municipal			Mortgage Info:	\$0
Heat/Fuel:	Forced Air, Natural Gas				
No. of Fireplaces:	2	R/I Fireplaces:		Property Disclosure:	Y
Fireplace Fuel:	Gas - Natural			Out Buildings:	
Outdoor Area:	Sundeck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL VAP8585 LT C BLK 6 DL 325 LD 36

Amenities:

Site Influences: Central Location, Private Setting, Shopping Nearby

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Security System

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	19'10 X 14'8			X			X
Main F.	Dining	12'3 X 8'5			X			X
Main F.	Kitchen	12'3 X 11'			X			X
Main F.	Master Bedroom	11'9 X 11'2			X			X
Main F.	Bedroom	11'9 X 11'2			X			X
Main F.	Bedroom	11'9 X 8'10			X			X
Bsmt	Family Room	16' X 12'6			X			X
Bsmt	Den	14'8 X 12'7			X			X
Bsmt	Hobby Room	14'6 X 7'6			X			
Bsmt	Laundry	15' X 13'4			X			

Floor Area (SqFt):

Main Floor Area SqFt: 1,233

Finished Floor Up SqFt: 0

Finished Floor Down: 0

Finished Floor Bsmt SqFt: 800

Total Finished Floor SqFt: 2,033

Unfinished Floor: 430

Grand Total Floor Area: 2,463

Total # Rooms: 10

Kitchens: 1

Finished Levels: 1

Crawl/Bsmt Height:

Basement Area: Full

Suite:

Bathrooms

1 4 Piece; Ensuite: N; Level: Main F.

2 2 Piece; Ensuite: N; Level: Bsmt

3

4

5

6

7

8

Listing Broker(s): Royal LePage Regency Realty, Royal LePage Regency Realty

Super quiet & private location! 7567 sf RS1 property with only one adjoining neighbour - side and rear lanes. Adjacent to tranquil linear greenspace. Close to shops, buses and airport. Great schools nearby and close proximity to UBC. Fabulous south rear yard means sunshine all day long. Very solid, functional and well maintained 1950s home - enjoy what is here or create a beautiful new residence for your family. The current house has mostly storm windows, spacious rooms, ample storage, a huge sunny deck & beautiful mature landscaping. This property is a real winner!



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Vancouver West, Arbutus

MLS# V1055108

Residential Detached

2812 W 19TH AV, V6L 1E5

Active



List Price:	\$1,599,000	Previous Price:	
		Original Price:	\$1,599,000
Complex/Subdiv:			
Frontage:	33.00 ft	Bedrooms:	5
Depth/Size:	122	Bathrooms:	5
Lot Area SqFt:	4,026	Full Baths:	4
Rear Yard Exp:	S	Half Baths:	1
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:		Zoning:	RS-1
View:	N		
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer, Water		
PID:	011-515-627	Type:	House/Single Family
Approx Yr Blt:	1994	Age at List Date:	20
Taxes:	\$7,731 (2013)		

Style of Home:	2 Storey w/Bsmt.	Total Parking:	4	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Rear		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Mixed, Stucco				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	5
Type of Roof:	Tile - Composite			Dist to School Bus:	5
Renovations:		Reno Year:		Possession:	
Flooring:	Mixed			Title to Land:	Freehold NonStrata
Water Supply:	City/Municipal			Seller's Interest:	Court Ordered Sale
Heat/Fuel:	Radiant, Natural Gas			Mortgage Info:	\$0
No. of Fireplaces:	1	R/I Fireplaces:	0	Property Disclosure:	Y
Fireplace Fuel:	Gas - Natural			Out Buildings:	
Outdoor Area:	Fenced Yard				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal:	PL VAP4524 LT 13 BLK 6 DL 139 LD 36 OF LOT 2.
Amenities:	In Suite Laundry
Site Influences:	Central Location, Private Yard, Recreation Nearby, Shopping Nearby
Features Incl:	Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 14'			X			X
Main F.	Kitchen	15' X 12'			X			X
Main F.	Dining	14' X 9'			X			X
Main F.	Family Room	13' X 12'			X			X
Above	Master Bedroom	13' X 12'			X			X
Above	Bedroom	12' X 11'			X			X
Above	Bedroom	11' X 10'			X			X
Above	Bedroom	10' X 10'			X			X
Bsmt	Recreation Room	13' X 12'			X			
Bsmt	Bedroom	13' X 9'			X			

<u>Floor Area (SqFt):</u>		<u>Bathrooms</u>	
Main Floor Area SqFt:	979	Total # Rooms:	10
Finished Floor Up SqFt:	979	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	3
Finished Floor Bsmt SqFt:	455	Crawl/Bsmt Height:	
Total Finished Floor SqFt:	2,413	Basement Area:	Fully Finished
Unfinished Floor:	0	Suite:	None
Grand Total Floor Area:	2,413		

Listing Broker(s): RE/MAX Select Properties

Court ordered sale. Great opportunity to purchase this 2413sf. 5 bedrooms, 4 1/2 bath on 33 x 122 lot. 4 bedrooms w/ 3 ensuites on top floor makes this an ideal family home for growing and large families. Large kitchen area w/ eating area as well as separate formal 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 Elementary. Home is sold "as is where is" OPEN HOUSE TUESDAY APRIL 1st 11:00-1:00



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Vancouver West, Dunbar

MLS# V1055015

Residential Detached

3388 W 26TH AV, V6S 1N5

Active

No Photo Available

List Price:	\$1,988,000	Previous Price:	
		Original Price:	\$1,988,000
Complex/Subdiv:			
Frontage:	33.00 ft	Bedrooms:	4
Depth/Size:	130.25	Bathrooms:	3
Lot Area SqFt:	0	Full Baths:	3
Rear Yard Exp:		Half Baths:	0
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:		Zoning:	RS-5
View:	N		
Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water			
PID:	012-884-481	Type:	House/Single Family
Approx Yr Blt:	1928	Age at List Date:	86
Taxes:	\$7,553 (2013)		

Style of Home:	2 Storey w/Bsmt.	Total Parking:	Covered Parking: 1
Construction:	Frame - Wood	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Single
Exterior:	Mixed		
Rainscreen:		R/I Plumbing:	
Type of Roof:	Asphalt	Dist to Public Trans:	Dist to School Bus:
Renovations:		Possession:	
Flooring:	Mixed	Title to Land:	Freehold NonStrata
Water Supply:	City/Municipal	Seller's Interest:	Court Ordered Sale
Heat/Fuel:	Forced Air, Natural Gas	Mortgage Info:	\$0
No. of Fireplaces:	1	R/I Fireplaces:	
Fireplace Fuel:	Wood	Property Disclosure:	N - COURT CONDUCT OF SALE
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)	Out Buildings:	
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:			

Legal: PL VAP3452 LT 56 BLK 84 DL 2027 LD 36
 Amenities:
 Site Influences:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11'5" X 16'	Above	Laundry	0' X 0'			X
Main F.	Dining	10'7" X 13'3"						X
Main F.	Kitchen	11'3" X 16'2"						X
Main F.	Bedroom	10'3" X 11'						X
Main F.	Family Room	14' X 11'						X
Main F.	Mud Room	6'8" X 9'3"						X
Above	Master Bedroom	14'8" X 12'						X
Above	Walk-In Closet	6' X 12'						X
Above	Bedroom	12'5" X 11'6"						
Above	Bedroom	12'8" X 12'4"						

<u>Floor Area (SqFt):</u>		<u>Bathrooms</u>	
Main Floor Area SqFt:	1,233	Total # Rooms:	11
Finished Floor Up SqFt:	769	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	3
Finished Floor Bsmt SqFt:	977	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	2,979	Basement Area:	Full, Unfinished
			5
			6
Unfinished Floor:	0	Suite:	None
Grand Total Floor Area:	2,979		7
			8

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.



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Vancouver West, Kitsilano

MLS# V1054888

Residential Detached

3591 W 11TH AV, V6R 2K3

Active



List Price:	\$2,040,000	Previous Price:	
		Original Price:	\$2,040,000
Complex/Subdiv: KITSILANO			
Frontage:	33.00 ft	Bedrooms:	3
Depth/Size:	122.12	Bathrooms:	3
Lot Area SqFt:	4,030	Full Baths:	3
Rear Yard Exp:	N	Half Baths:	0
Meas Type:	Feet	If New GST/HST Incl:	No
Flood Plain:	No	Zoning:	RS5
View:	Y - NORTH SHORE MOUNTAINS		
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
PID:	015-180-786	Type:	House/Single Family
Approx Yr Blt:	1928	Age at List Date:	86
Taxes:	\$6,216 (2013)		

Style of Home:	2 Storey w/Bsmt.	Total Parking:	2	Covered Parking:	
Construction:	Frame - Wood	Parking Access:	Rear		
Foundation:	Concrete Perimeter	Parking Facilities:	Open		
Exterior:	Stucco, Wood				
Rainscreen:		R/I Plumbing:	Yes	Dist to Public Trans:	1 BLK
Type of Roof:	Asphalt			Dist to School Bus:	5 BLKS
Renovations:	Substantially Rebuilt	Reno Year:	2007	Possession:	
Flooring:	Hardwood, Laminate, Tile	Title to Land:	Freehold NonStrata		
Water Supply:	City/Municipal	Seller's Interest:	Court Ordered Sale		
Heat/Fuel:	Hot Water, Radiant, Natural Gas	Mortgage Info:	\$0		
No. of Fireplaces:	1	Property Disclosure:	N - COURT ORDERED SALE		
Fireplace Fuel:	Wood	Out Buildings:			
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:					

Legal:	PL VAP611 LT 24 BLK 62 DL 540 LD 36 EXCEPT PART IN PLAN 6088.
Amenities:	
Site Influences:	Central Location, Lane Access, Marina Nearby, Paved Road, Recreation Nearby, Shopping Nearby
Features Incl:	

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17'9" X 13'4"			X			X
Main F.	Dining	11'8" X 12'			X			X
Main F.	Kitchen	10'2" X 12'			X			X
Main F.	Bedroom	11'3" X 11'7"			X			X
Above	Master Bedroom	33' X 19'			X			X
Below	Recreation Room	13'4" X 16'			X			X
Below	Games Room	13'4" X 19'7"			X			X
Below	Bedroom	11'3" X 12'			X			X
Below	Laundry	11'3" X 0'			X			
		X			X			

<u>Floor Area (SqFt):</u>			<u>Bathrooms</u>	
Main Floor Area SqFt:	945	Total # Rooms:	9	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	704	# Kitchens:	1	2 4 Piece; Ensuite: Y; Level: Above
Finished Floor Down:	977	Finished Levels:	3	3 4 Piece; Ensuite: N; Level: Bsmt
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	/ 6'8"	4
Total Finished Floor SqFt:	2,626	Basement Area:	Full, Fully Finished	5
				6
Unfinished Floor:	0	Suite:	Other	7
Grand Total Floor Area:	2,626			8

Listing Broker(s): Maude, Mackay & Co. Ltd.

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.