



Presented by:
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Vancouver West, Oakridge VW
38 W 44TH AV, V5Y 2V1

MLS# V1117804

Residential Detached
Active



List Price: \$2,100,000 Previous Price:
 Original Price: \$2,100,000

Complex/Subdiv:

Frontage:	49.50 ft	Bedrooms:	2	PID:	011-652-845
Depth/Size:	124.57	Bathrooms:	1	Type:	House/Single Family
Lot Area SqFt:	6,166	Full Baths:	1	Approx Yr Blt:	1948
Rear Yard Exp:		Half Baths:	0	Age at List Date:	67
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$6,935 (2014)
Flood Plain:		Zoning:	RS1		

View:
 Serv. Connected: Community

Style of Home:	Rancher/Bungalow w/Bsmt.	Total Parking:	Covered Parking: 2
Construction:	Frame - Wood	Parking Access:	Rear
Foundation:	Concrete Perimeter	Parking Facilities:	Det.Grge/Carport
Exterior:	Mixed, Wood		
Rainscreen:		R/I Plumbing:	Dist to Public Trans: CLOSE Dist to School Bus: CLOSE
Type of Roof:	Asphalt	Possession:	
Renovations:		Reno Year:	Title to Land: Freehold NonStrata
Flooring:	Mixed	Seller's Interest:	Estate Sale
Water Supply:	City/Municipal	Mortgage Info:	\$0
Heat/Fuel:	Forced Air		
No. of Fireplaces:	2	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel:	Wood		Out Buildings:
Outdoor Area:	Fenced Yard		
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:			

Legal: PL VAP4269 LT 27 BLK 1084 DL 526 LD 36 AMENDED (SEE 465512L).
 Amenities:
 Site Influences: Golf Course Nearby, Lane Access, Private Yard, Recreation Nearby, Shopping Nearby
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18'9" X 13'8"			X			X
Main F.	Dining	10'8" X 9'2"			X			X
Main F.	Master Bedroom	12'8" X 11'3"			X			X
Main F.	Bedroom	10'3" X 10'4"			X			X
Main F.	Kitchen	11'4" X 13'3"			X			X
Below	Recreation Room	19' X 13'			X			X
Below	Hobby Room	12'9" X 11'			X			X
Below	Workshop	0' X 0'			X			X
Below	Laundry	0' X 0'			X			
		X			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt:	1,060	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	
Finished Floor Down:	995	
Finished Floor Bsmt SqFt:	0	
Total Finished Floor SqFt:	2,055	
Unfinished Floor:	0	
Grand Total Floor Area:	2,055	

Listing Broker(s): Sutton Grp-West Coast (w.blvd)

Wonderful level RS-1 lot with south facing rear yard. No big trees. Extremely bright home that is still livable. Lovely L-shaped living room/dining room with F/P. Good size kitchen with eating area. Down has recroom with F/P, hobby room, workshop & laundry. Double garage. Close to excellent schools.



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Vancouver West, Shaughnessy

MLS# V1122225

Residential Detached

1736 W 37TH AV, V6M 1N1

Active



List Price:	\$5,980,000	Previous Price:	
		Original Price:	\$5,980,000
Complex/Subdiv:			
Frontage:	70.00 ft	Bedrooms:	4
Depth/Size:	180	Bathrooms:	4
Lot Area SqFt:	12,600	Full Baths:	3
Rear Yard Exp:	S	Half Baths:	1
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:	No	Zoning:	RS-3A
View:	N		
Serv. Connected:	Community		
PID:	011-125-179	Type:	House/Single Family
Approx Yr Blt:	1949	Age at List Date:	66
Taxes:	\$16,509 (2014)		

Style of Home:	2 Storey	Total Parking:	4	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Lane		
Foundation:	Concrete Perimeter	Parking Facilities:	Add. Parking Avail., Carport; Multiple		
Exterior:	Wood				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	1/2 BLK
Type of Roof:	Wood			Dist to School Bus:	1 BLK
Renovations:		Reno Year:		Possession:	
Flooring:	Wall/Wall/Mixed			Title to Land:	Freehold NonStrata
Water Supply:	City/Municipal			Seller's Interest:	Estate Sale
Heat/Fuel:	Forced Air, Natural Gas			Mortgage Info:	\$0
No. of Fireplaces:	2	R/I Fireplaces:		Property Disclosure:	Y
Fireplace Fuel:	Gas - Natural			Out Buildings:	
Outdoor Area:	Fenced Yard, Balcony(s); Patio(s) or Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:					

Legal: PL VAP5552 LT 9 BLK 4 DL 526 LD 36 OF LOT 1.
 Amenities:
 Site Influences: Private Yard, Paved Road, Shopping Nearby, Central Location
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	22'3 X 15'10	Below	Laundry	9'0 X 7'8			X
Main F.	Kitchen	14'0 X 11'1	Below	Utility	11'2 X 9'9			X
Main F.	Dining	10'11 X 13'11			X			X
Main F.	Family Room	12'2 X 9'9			X			X
Main F.	Foyer	12'6 X 7'6			X			X
Main F.	Master Bedroom	16'3 X 12'7			X			X
Main F.	Bedroom	12'1 X 10'4			X			X
Main F.	Bedroom	12'1 X 10'0			X			X
Below	Recreation Room	12'8 X 14'8			X			
Below	Bedroom	13'6 X 10'4			X			

<u>Floor Area (SqFt):</u>		<u>Bathrooms</u>	
Main Floor Area SqFt:	2,006	Total # Rooms:	12
Finished Floor Up SqFt:	1,034	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	2
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	
Total Finished Floor SqFt:	3,040	Basement Area:	Full, Fully Finished
Unfinished Floor:	0	Suite:	None
Grand Total Floor Area:	3,040		

Listing Broker(s): Royal LePage Westside

Fabulous holding property in prestigious Shaughnessy. This cozy, two-level home is situated on a huge 70x180 lot on one of Shaughnessy's most desired streets. Charming main floor features 3 bedrooms and 3 bathrooms. The generous living room, bright kitchen, and dining room all overlook a sunny south-facing private garden. Spacious master bedroom has a peaceful walk-out Zen patio. The lower level features a large recreation room, a bedroom and a full bath. Perfect for investment or live-in. Hold or build your dream home. Do not miss this great opportunity!