



Presented by:  
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**Active**  
**R2029784**

Board: V  
 House/Single Family

# 8108 FREMLIN STREET

Vancouver West  
 Marpole  
 V6P 3W8

Residential Detached

**\$1,799,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>33.00</b>	Original Price: <b>\$1,799,000</b>
Depth / Size (ft.): <b>122</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>1973</b>
Lot Area (sq.ft.): <b>4,026.00</b>	Bathrooms:	<b>3</b>	Age: <b>43</b>
Flood Plain:	Full Baths:	<b>2</b>	Zoning: <b>RS-1</b>
Rear Yard Exp: <b>East</b>	Half Baths:	<b>1</b>	Gross Taxes: <b>\$5,561.80</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?:
			P.I.D.: <b>012-896-519</b>

View: **No** :  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Stucco**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **2**  
 Fireplace Fuel: **Wood**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane, Rear**  
 Parking: **Garage; Single**  
 Dist. to Public Transit: **2 BLKS** Dist. to School Bus: **CLOSE**  
 Title to Land: **Freehold NonStrata**  
 Seller's Interest: **Court Ordered Sale**  
 Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: :  
 Floor Finish: **Mixed, Vinyl/Linoleum, Wall/Wall/Mixed**

Legal: **PL VAP3415 LT 9 BLK B DL 319 LD 36**

Amenities:

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby, Treed**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'8 x 14'1	Bsmt	Family Room	17'11 x 13'4			x
Main	Dining Room	10'8 x 8'0	Bsmt	Kitchen	9'0 x 8'1			x
Main	Kitchen	10'8 x 9'9	Bsmt	Bedroom	10'9 x 7'10			x
Main	Eating Area	10'7 x 7'5	Bsmt	Bedroom	11'2 x 10'10			x
Main	Mud Room	10'7 x 9'1	Bsmt	Den	9'8 x 7'4			x
Main	Master Bedroom	14'6 x 11'1	Bsmt	Workshop	15'9 x 13'2			x
Main	Walk-In Closet	5'5 x 3'4						x
Main	Bedroom	11'1 x 9'1						x
Main	Bedroom	11'7 x 11'1						x
Bsmt	Foyer	12'5 x 8'7						x

Finished Floor (Main):	<b>1,399</b>	# of Rooms: <b>16</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>2</b>	1	Main	<b>2</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>1,372</b>	# of Levels: <b>2</b>	2	Main	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>Unauthorized Suite</b>	3	Bsmt	<b>3</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,771 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>2</b>	5				Door Height:
Grand Total:	<b>2,771 sq. ft.</b>	Beds not in Basement: <b>3</b>	6				
		Basement: <b>Full</b>	7				
			8				

Listing Broker(s): **Faith Wilson Group**

**Charming 2 level, 5 bdrm home on a terrific 33 x 120 ft flat property w/RS-1 zoning, located on a quiet, tree-lined street in convenient Marpole neighbourhood. Ideal property to hold, renovate or build your dream home - ready for your creativity & decorating ideas. Main level w/spacious principal rms, large balcony & 3 bdrms. Lower: 2 bdrm & den in-law suite w/sep entry. East-facing backyard w/single car garage & lane access. Centrally located w/easy access to downtown, Richmond & transit (Canada Line). Close to Cambie & Oak St amenities incl. parks, Oakridge Mall & Marpole Oakridge Community Centre. Great schools nearby: Laurier Elem., Churchill Sec., Vancouver College, York House, Crofton House & UBC. Sold as is - where is.**



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**Active**  
**R2032204**

Board: V  
 House/Single Family

### 3085 W 49TH AVENUE

Vancouver West  
 Southlands  
 V6N 0B5

Residential Detached

**\$4,980,800** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>60.00</b>	Original Price: <b>\$4,980,800</b>
Depth / Size (ft.): <b>140</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>2014</b>
Lot Area (sq.ft.): <b>8,400.00</b>	Bathrooms:	<b>7</b>	Age: <b>2</b>
Flood Plain: <b>Exempt</b>	Full Baths:	<b>5</b>	Zoning: <b>RS-1</b>
Rear Yard Exp: <b>Southwest</b>	Half Baths:	<b>2</b>	Gross Taxes: <b>\$14,896.54</b>
Approval Req?:			For Tax Year: <b>2015</b>
If new, GST/HST inc?:			Tax Inc. Utilities?: <b>No</b>
			P.I.D.: <b>028-657-829</b>

View: :  
 Complex / Subdiv:  
 Services Connected: **Electricity, Water**

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed, Stone, Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **2**  
 Fireplace Fuel: **Gas - Natural**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Natural Gas, Radiant**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**  
 Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**  
 Title to Land: **Freehold NonStrata**  
 Seller's Interest: **Court Ordered Sale**  
 Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish:

Legal: **PL BCP49092 LT 1 BLK O DL 321 LD 36**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Private Setting, Private Yard, Recreation Nearby**  
 Features: **Other - See Remarks**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 27'9	Above	Bedroom	11'6 x 12'			x
Main	Dining Room	15' x 11'	Below	Bedroom	11' x 9'6			x
Main	Family Room	14' x 16'4	Below	Media Room	14' x 24'6			x
Main	Kitchen	9'6 x 16'4	Below	Recreation	31'4 x 19'			x
Main	Eating Area	10' x 16'4	Below	Sauna	6' x 5'6			x
Main	Den	14' x 10'8			x			x
Main	Wok Kitchen	6' x 16'4			x			x
Above	Bedroom	11'6 x 12'			x			x
Above	Master Bedroom	22'7 x 15'5			x			
Above	Bedroom	12' x 12'			x			

Finished Floor (Main):	<b>1,658</b>	# of Rooms: <b>15</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,422</b>	# of Kitchens: <b>2</b>	1	Main	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>1,778</b>	# of Levels: <b>3</b>	2	Above	<b>8</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>Other</b>	3	Above	<b>4</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>4,858 sq. ft.</b>	Crawl/Bsmt. Height:	4	Above	<b>4</b>	<b>Yes</b>	Garage Sz:
		Beds in Basement: <b>0</b> Beds not in Basement: <b>5</b>	5	Above	<b>4</b>	<b>Yes</b>	Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>Fully Finished</b>	6	Below	<b>4</b>	<b>No</b>	
Grand Total:	<b>4,858 sq. ft.</b>		7	Below	<b>2</b>	<b>No</b>	
			8				

Listing Broker(s): **Sutton Grp-West Coast (Brdwy)**

**Elegant custom built home in prime Southland area. Features over 4858 SF of luxurious living area which consists of 5 bdrm & a den, 7 bath, state of the art gourmet kitchen & wok kitchen, A/C, HRV, home theatre, C-4 system wired. All 3 floors have high ceilings. Mature landscaping that provide a tranquil setting. Open South views from main level & the master bedroom upstairs with huge balcony. Close to great schools, St Georges and Crofton.**