

Presented by:

Mylyne Santos PREC*

Stonehaus Realty Corp.
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Active
R2644750

Board: V
House/Single Family

2790 W 21ST AVENUE

Vancouver West
Arbutus
V6L 1K3

Residential Detached

\$2,630,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,630,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1938**
Frontage(feet): **38.00** Bathrooms: **2** Age: **84**
Frontage(metres): **11.58** Full Baths: **2** Zoning: **RS-1**
Depth / Size: **122.06** Half Baths: **0** Gross Taxes: **\$8,483.51**
Lot Area (sq.ft.): **4,638.28** Rear Yard Exp: For Tax Year: **2021**
Lot Area (acres): **0.11** P.I.D.: **010-850-635** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: **No :**
Complex/Subdiv:
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **1** Parking Access: **Lane**
Parking: **Garage; Single**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :All chattels and non-fixtures**
Floor Finish:

Legal: **LOT 2, BLOCK 1, PLAN VAP6680, DISTRICT LOT 139, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT B, OF BLK 2**

Amenities:

Site Influences: **Golf Course Nearby, Lane Access, Shopping Nearby**

Features:

Finished Floor (Main):	850	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	340	Main	Living Room	12'5 x 17'8			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	8'3 x 6'6			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	10' x 8'3			x	Bsmt 4
Finished Floor (Basement):	850	Main	Master Bedroom	12' x 10'4			x	
Finished Floor (Total):	2,040sq. ft.	Main	Bedroom	11'6 x 9'10			x	
Unfinished Floor:	0	Above	Bedroom	13'8 x 9'5			x	
Grand Total:	2,040sq. ft.	Above	Bedroom	11'2 x 9'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	11'5 x 15'			x	
		Bsmt	Bedroom	12'8 x 10'			x	
		Bsmt	Laundry	11' x 10'			x	
Suite: None				x			x	
Basement: Separate Entry				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Laboutique Realty**

Laboutique Realty

Great opportunity to own a lot in Vancouver west side and build your own house. The value is mainly in the land. Central location within Arbutus area. Close to UBC, Point Grey and Prince of Wales. Just steps away from Trafalgar Park. Don't miss it!

Presented by:

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Active
R2646835

Board: V
House/Single Family

4037 W 15TH AVENUE

Vancouver West
Point Grey
V6R 3A2

Residential Detached

\$3,788,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$3,788,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1940**
Frontage(feet): **51.00** Bathrooms: **4** Age: **82**
Frontage(metres): **15.54** Full Baths: **2** Zoning: **RS-1**
Depth / Size: Half Baths: **2** Gross Taxes: **\$10,503.60**
Lot Area (sq.ft.): **6,217.00** Rear Yard Exp: **North** For Tax Year: **2021**
Lot Area (acres): **0.14** P.I.D.: **011-545-763** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **No :**
Complex/Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Basement Entry**
Construction: **Frame - Metal**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **1 BLOCK**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 18, BLOCK 166, PLAN VAP4498, DISTRICT LOT 540, NEW WESTMINSTER LAND DISTRICT, AMD OF LOT 2**

Amenities: **None**

Site Influences: **Central Location, Recreation Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,301	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	13'11 x 19'9			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	19'9 x 8'6			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	9'11 x 10'10			x	Main 2
Finished Floor (Basement):	1,200	Main	Master Bedroom	12'1 x 12'7			x	Below 4
Finished Floor (Total):	2,501 sq. ft.	Main	Bedroom	11'8 x 10'10			x	Below 2
Unfinished Floor:	0	Below	Recreation Room	23'2 x 10'4			x	
Grand Total:	2,501 sq. ft.	Below	Bedroom	11'10 x 11'4			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Bedroom	13'5 x 18'7			x	
		Below	Den	10'9 x 9'2			x	
		Below	Kitchen	12'3 x 7'6			x	
Suite: Unauthorized Suite				x			x	
Basement: Full				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 10	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Macdonald Realty**

Good lot size (51 x 121) in Point Grey. Quiet neighbourhood close to Queen Elizabeth Elementary and Lord Byng Secondary. Within minutes to UBC and Pacific Spirit Park. Large garden area and big garage space (20 x 19).