



Presented by:
Colin Hall PREC*

Oakwyn Realty Ltd.
Phone: 604-727-6202
http://www.colinhall.ca
colin@colinhall.ca



Active
R2631322

Board: V
House/Single Family

2505 W 15TH AVENUE

Vancouver West
Kitsilano
V6K 2Z3

Residential Detached

\$3,150,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$3,150,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1942
Frontage(feet): 50.00	Bathrooms: 3	Age: 79
Frontage(metres): 15.24	Full Baths: 3	Zoning: RS-5
Depth / Size: 125	Half Baths: 0	Gross Taxes: \$9,982.43
Lot Area (sq.ft.): 6,250.00	Rear Yard Exp:	For Tax Year: 2021
Lot Area (acres): 0.14	P.I.D.: 012-029-254	Tax Inc. Utilities?:
Flood Plain:		Tour: Virtual Tour URL
View: :		
Complex/Subdiv: Kitsilano		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		

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

Style of Home: 2 Storey w/ Bsmt.	Total Parking: 1	Covered Parking: 1	Parking Access: Lane
Construction: Frame - Wood	Parking: Garage; Single		
Exterior: Stucco	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
Renovations: Partly	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
# of Fireplaces: 2 R.I. Fireplaces:	Property Disc.: No		
Fireplace Fuel: Wood	Fixtures Leased: No		
Fuel/Heating: Electric, Forced Air	Fixtures Rmvd: :		
Outdoor Area: Fenced Yard	Floor Finish: Hardwood, Tile, Wall/Wall/Mixed		
Type of Roof: Asphalt			

Legal: **LOT 11, BLOCK 440A, PLAN VAP3944, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Private Yard, Shopping Nearby, Treed**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,282	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	397	Main	Living Room	15'1 x 17'11	Below	Flex Room	10'1 x 20'4	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'1 x 10'2	Below	Laundry	9'3 x 8'11	Main 4
Finished Floor (Below):	1,260	Main	Kitchen	17'1 x 8'11				Above 4
Finished Floor (Basement):	0	Main	Bedroom	14'1 x 10'2				Below 3
Finished Floor (Total):	2,939sq. ft.	Main	Bedroom	14'1 x 11'6				
Unfinished Floor:	0	Main	Foyer	6'8 x 5'3				
Grand Total:	2,939sq. ft.	Main	Porch (enclosed)	9'6 x 4'10				
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Master Bedroom	14'4 x 11'7				
Suite:		Above	Walk-In Closet	6'5 x 7'1				
Basement: Full, Partly Finished, Separate Entry		Below	Kitchen	14'3 x 12'6				
Crawl/Bsmt. Height: # of Levels: 3		Below	Living Room	13'6 x 9'0				
# of Kitchens: 2 # of Rooms: 15		Below	Storage	6'9 x 3'5				
		Below	Bedroom	13'1 x 16'5				
		Manuf Type:		Registered in MHR?:		PAD Rental:		
		MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

Listing Broker(s): **Oakwyn Realty Ltd.**

Prime 50 x 125ft corner lot in breathtaking Kitsilano. Located in one of Vancouver's best neighbourhoods, this rare property with mature hedges and shrubs sits on a quiet and beautiful tree-lined street. It is currently zoned RS-5 and would work for the investor looking to hold, for families seeking a first time home surrounded by great schools, or equally for someone searching for the perfect lot to build their dream home. This 4 bed, 3 bath home contains a 1 bedroom nanny suite down with separate entrance which easily could be a 2 bedroom suite. Very conveniently located close to amenities and transit. Walk to Carnarvon Community Elementary, Kitsilano Secondary, shops, transit & restaurants, Connaught and Carnarvon parks, community centre, the Arbutus Greenway and even the beach!