



Presented by:

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stilhavn
REAL ESTATE SERVICES

Active
R3014635

Board: V
House/Single Family

778 W 48TH AVENUE

Vancouver West
Oakridge VW
V5Z 2R9

Residential Detached

\$3,680,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$3,680,000
Meas. Type: Feet	Bedrooms: 7	Approx. Year Built: 1962
Frontage(feet): 62.00	Bathrooms: 5	Age: 63
Frontage(metres): 18.90	Full Baths: 4	Zoning: R1-1
Depth / Size: 124.97	Half Baths: 1	Gross Taxes: \$15,571.10
Lot Area (sq.ft.): 7,702.98	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.18	P.I.D.: 009-221-808	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Torch-On**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Lane**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Tile**

Legal: **LOT 32, BLOCK F OF 1008, PLAN VAP10991, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features: **Clothes Dryer, Clothes Washer, Dishwasher, Drapes/Window Coverings, Oven - Built In, Range Top, Refrigerator**

Finished Floor (Main):	1,953	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	21'5 x 15'6	Below	Bedroom	11'6 x 10'0	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'10 x 12'1	Below	Bedroom	11'3 x 9'6	Main	3
Finished Floor (Below):	1,963	Main	Kitchen	11'2 x 12'1	Below	Living Room	12'11 x 11'4	Main	4
Finished Floor (Basement):	0	Main	Eating Area	11' x 7'8	Below	Bedroom	10'5 x 8'3	Main	2
Finished Floor (Total):	3,916sq. ft.	Main	Primary Bedroom	14'10 x 13'8	Below	Eating Area	8'3 x 5'11	Below	4
Unfinished Floor:	0	Main	Walk-In Closet	6'2 x 5'8	Below	Laundry	15'0 x 14'8	Below	3
Grand Total:	3,916sq. ft.	Main	Bedroom	12'1 x 9'7			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	12'1 x 10'			x		
		Main	Bedroom	13'11 x 10'10			x		
		Main	Foyer	8'8 x 5'7			x		
		Main	Laundry	10'5 x 8'8			x		
Suite:		Below	Living Room	26'8 x 14'11			x		
Basement: Fully Finished		Below	Kitchen	12'10 x 10'9			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 19	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **Stilhavn Real Estate Services**

Stilhavn Real Estate Services

Highly desirable, Mid-Century Modern family home on 62' x 125' extra large lot shows off the classic clean lines, geometric design & large floor-to-ceiling windows that make this style so popular. Natural light floods the large living & dining rooms. Original, refinished HW floors are a delight. Sunny south facing patio is perfect for the summer barbecues. The beautiful, manicured gardens are peaceful & private. 4 bedrooms on the main give you plenty of space for the whole family. Downstairs features a modern 2 bedroom mortgage helper plus a nanny suite. Original staircase still in place so floors can easily be joined back together to make one home. Double car garage plus extra parking & storage. Excellent school catchment: Jamieson Elementary & Hamber Secondary. Opens: Sat & Sun, 2-4