

Presented by:

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R3044996

Board: V

House/Single Family



Vancouver West Cambie V5Z 1W4

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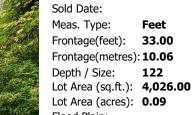
122

\$2,680,000 (LP) 000

Original Price: \$2,680,000

Residential Detached

(SP) M



Sold Date: Meas. Type: **Feet**

Bedrooms: 3 Bathrooms: Full Baths: 3

If new, GST/HST inc?:

Approx. Year Built: 1927 Age: 98 Zoning: R1-1

Half Baths: O Gross Taxes: \$12,124.80 Rear Yard Exp: North For Tax Year: 2025

Lot Area (acres): 0.09 012-558-672 Tax Inc. Utilities?: P.I.D.:

Tour:

Flood Plain:

View: Complex/Subdiv: First Nation Reserve:

Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water Sewer Type: City/Municipal Water Supply: City/Municipal

Style of Home: 2 Storey w/Bsmt. Construction: Frame - Wood Exterior:

Stucco, Wood

Concrete Perimeter

Renovations: Reno. Year: # of Fireplaces: 2 R.I. Fireplaces: Rain Screen: Fireplace Fuel: Natural Gas Metered Water:

Fuel/Heating: Baseboard, Hot Water, Natural Gas R.I. Plumbing:

Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard

Type of Roof: Asphalt

Total Parking: 3 Covered Parking: Parking Access: Lane Parking: Open

Driveway Finish:

Dist. to Public Transit: 1 BLOCK Dist. to School Bus: NEAR Title to Land: Freehold NonStrata Land Lease Expiry Year:

Property Disc.: Yes Fixtures Leased: No:

Fixtures Rmvd: No:

Floor Finish: Hardwood, Tile

Legal: LOT 19, BLOCK 516, PLAN VAP1269, DISTRICT LOT 472, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Amenities:

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Foundation:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

ClthWsh/Dryr/Frdg/Stve/DW Features:

Finished Floor (Main): 1.022 Floor Type Dimensions Floor Type Dimensions Finished Floor (Above): 567 Main **Living Room** 18'0 x 13'4 0 Dining Room Finished Floor (AbvMain2): Main 13'5 x11'7 x Finished Floor (Below): 12'2 x11'7 1.063 Main Kitchen X X **Bedroom** 12'4 x 12'0 Main Finished Floor (Basement): 0 6'6 x5'7 Main Laundry X Finished Floor (Total): 2,652 sq. ft. X X Main Foyer 4'5 x4'0 Above **Bedroom** 14'10 x 10'0 Unfinished Floor: **Bedroom** 11'7 x 10'7 x **Above** Grand Total: 2,652 sq. ft. **Living Room** 25'3 x11'7 x Below X X **Below** Kitchen 8'2 x 7'7 Flr Area (Det'd 2nd Res): sq. ft. Below **Bedroom** 12'8 x10'11 Suite: Legal Suite **Below Bedroom** 11'5 x 10'4 X Basement: Fully Finished

Registered in MHR?: PAD Rental: Manuf Type: Crawl/Bsmt. Height: # of Levels: 3 CSA/BCE: MHR#: Maint. Fee:

of Kitchens: 2 # of Rooms: 12 ByLaw Restrictions:

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

Excellent Douglas Park family home on quiet treed street with legal, 2 bedroom mortgage helper. This 2700 sqft house is extremely solid as it has been lifted, reinforced and placed on driven piles providing a very stable foundation. The main and top floors are a wonderful 3 bedroom, 2 bathroom home with large living and dining rooms, original fir floors, gas fireplace & laundry. Lifting created a full height, legal 2 bedroom, 1 bathroom suite on the ground level. The original staircase is still intact to easily join the two levels back into one home if desired. Lovely manicured gardens and patios, and one year old roof. Steps to Douglas Park, Heather Park, Oak and Cambie shopping and restaurants. Open Houses: Sat, Sept 13, 2-4 & Sun Sept 14, 11-1

Bathrooms

4

4

Floor

Main

Above

Below