



Presented by:
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Active
R2361411
Board: V
House/Single Family

8523 CORNISH STREET

Vancouver West
S.W. Marine
V6P 5B7

Residential Detached

\$2,298,888 (LP)
(SP)



Sold Date:	Frontage (feet):	33.00	Original Price: \$2,298,888
Meas. Type: Feet	Bedrooms:	6	Approx. Year Built: 1994
Depth / Size: 155.2	Bathrooms:	4	Age: 25
Lot Area (sq.ft.): 5,121.60	Full Baths:	3	Zoning: RS-1
Flood Plain:	Half Baths:	1	Gross Taxes: \$7,592.23
Rear Yard Exp: West	Council Apprv?:		For Tax Year: 2018
If new, GST/HST inc?:			Tax Inc. Utilities?:
			P.I.D.: 018-517-579
			Tour:

View: :
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type:

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Brick, Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Hot Water, Radiant**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Other**

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

Metered Water:

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Double**
Dist. to Public Transit: **1 BLOCK** Dist. to School Bus:
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate, Tile**

Legal: **LOT J, BLOCK 6 & 7, PLAN LMP13193, DISTRICT LOT 325, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'1 x 13'9	Above	Bedroom	10'5 x 9'11			x
Main	Dining Room	13'9 x 9'3	Above	Bedroom	10'5 x 10'5			x
Main	Kitchen	13'9 x 11'11	Below	Recreation	16'6 x 12'8			x
Main	Eating Area	11'7 x 8'6	Below	Bedroom	10'4 x 9'9			x
Main	Family Room	14'7 x 12'6	Below	Laundry	6'10 x 6'3			x
Main	Bedroom	9'10 x 9'9						x
Main	Foyer	8'3 x 7'1						x
Above	Master Bedroom	14'0 x 14'0						x
Above	Walk-In Closet	9'9 x 5'10						x
Above	Bedroom	10'5 x 9'11						x

Finished Floor (Main): **1,287**
Finished Floor (Above): **1,067**
Finished Floor (Below): **0**
Finished Floor (Basement): **637**
Finished Floor (Total): **2,991 sq. ft.**
Unfinished Floor: **0**
Grand Total: **2,991 sq. ft.**

of Rooms: **15**
of Kitchens: **1**
of Levels: **3**
Suite:
Crawl/Bsmt. Height: **4'1**
Beds in Basement: **0** Beds not in Basement: **6**
Basement: **Crawl, Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Above	5	Yes
2	Above	4	No
3	Main	2	No
4	Below	4	No
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Grg Dr Ht:

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

In any market consumers are looking for the overall absolute best value in a home. This home is it! Centrally & conveniently located in the SW Marine neighborhood, shopping, restaurants, coffee, all your needs are right here. Downtown, Pacific Spirit Park, UBC, airport all within a 15 min drive. Feeling active-Let's go! Walk, Jog, Bike, Stroll as far as you need along the 8.5 km Arbutus Greenway just 2 blocks away. This light, bright, spacious 3000 sqft home is built on an extra deep 155' sunny west facing lot perfect for playing, entertaining & growing your own dream garden. Excellent floorplan w/ rare 4 beds up & large principle rooms will accommodate any size family. Large garden level can easily be converted into separate nanny suite. 2 car garage. Opens: Sat & Sun, 2-4