

Presented by:

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R2361411 Board: V

House/Single Family

8523 CORNISH STREET

Vancouver West S.W. Marine

Residential Detached

\$2,298,888 (LP) 🚥

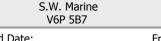
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RS-1

2018

\$7,592.23



33.00 Original Price: \$2,298,888 Sold Date: Frontage (feet): Approx. Year Built: 1994 Meas. Type: Feet Bedrooms: 6 Depth / Size: 155.2 4 Age: Bathrooms: Lot Area (sq.ft.): 5,121.60 Full Baths: 3 Zoning: Flood Plain: 1 Half Baths: Gross Taxes: Rear Yard Exp: West For Tax Year:

Council Apprv?: Tax Inc. Utilities?: If new, GST/HST inc?: 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 Concrete Perimeter** Foundation:

Rain Screen:

Renovations: # of Fireplaces: 2 Fireplace Fuel: Natural Gas Water Supply: City/Municipal

Hot Water, Radiant Fuel/Heating: Outdoor Area: Fenced Yard, Patio(s)

Type of Roof: Other 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

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Metered Water:

Amenities: Garden, In Suite Laundry

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

Floor	Туре	Dimensions	Floor	Туре	Dimensions	Floor	Туре	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			x
Main	Foyer	8'3 x 7'1			X			x
Above	Master Bedroom	14'0 x 14'0			X			x
Above	Walk-In Closet	9'9 x 5'10			X			x
Above	Bedroom	10'5 x 9'11			X			x

Finished Floor (Main):	1,287	# of Rooms: 15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,067	# of Kitchens: 1	1	Above	5	Yes	Barn:
Finished Floor (Below):	0	# of Levels: 3	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	637	Suite:	3	Main	2	No	Pool:
Finished Floor (Total):	2,991 sq. ft.	Crawl/Bsmt. Height: 4'1	4	Below	4	No	Garage Sz:
		Beds in Basement: 0 Beds not in Basement: 6	5				Gra Dr Ht:
Unfinished Floor:	0	Basement: Crawl, Fully Finished	6				9
Grand Total:	2,991 sq. ft.		7				
	•		8				

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