



Presented by:
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Active
R2390360

837 W 19TH AVENUE

Residential Attached

Board: V
 1/2 Duplex

Vancouver West
 Cambie
 V5Z 1X4

\$1,998,800 (LP)
 (SP)



| | | |
|--|---------------------------------|------------------------------------|
| Sold Date: | Frontage (feet): 35.00 | Original Price: \$1,998,800 |
| Meas. Type: Feet | Frontage (metres): 10.67 | Approx. Year Built: 2002 |
| Depth / Size (ft.): 122 | Bedrooms: 4 | Age: 17 |
| Lot Area (sq.ft.): 0.00 | Bathrooms: 4 | Zoning: RS-7 |
| Flood Plain: | Full Baths: 3 | Gross Taxes: \$5,549.82 |
| Council Apprv?: | Half Baths: 1 | For Tax Year: 2018 |
| Exposure: North | Maint. Fee: \$0.00 | Tax Inc. Utilities?: |
| If new, GST/HST inc?: | | P.I.D.: 025-115-863 |
| Mgmt. Co's Name: | | Tour: |
| Mgmt. Co's Phone: | | |
| View: : | | |
| Complex / Subdiv: | | |
| Services Connected: Electricity, Natural Gas, Water | | |
| Sewer Type: | | |

| | | | |
|--|--------------------------------|--|---------------------------------|
| Style of Home: 2 Storey w/Bsmt. | Total Parking: 1 | Covered Parking: 1 | Parking Access: Lane |
| Construction: Frame - Wood | Parking: Garage; Single | | |
| Exterior: Wood | | | Locker: |
| Foundation: Concrete Perimeter | Reno. Year: | Dist. to Public Transit: | Dist. to School Bus: |
| Rain Screen: | R.I. Plumbing: | Units in Development: 2 | Total Units in Strata: 2 |
| Renovations: | | Title to Land: Freehold Strata | |
| Water Supply: City/Municipal | Metered Water: | Property Disc.: Yes | |
| Fireplace Fuel: Gas - Natural | R.I. Fireplaces: | Fixtures Leased: No | |
| Fuel/Heating: Natural Gas, Radiant | # of Fireplaces: 1 | Fixtures Rmvd: No | |
| Outdoor Area: Balcny(s) Patio(s) Dck(s) | | Floor Finish: Hardwood, Tile, Wall/Wall/Mixed | |
| Type of Roof: Asphalt | | | |

Maint Fee Inc:
 Legal: **STRATA LOT 2, PLAN LMS4487, DISTRICT LOT 472, NEW WESTMINSTER LAND DISTRICT, UNDIV 1820/3239 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT**
 Amenities: **In Suite Laundry**

Site Influences: **Central Location, Private Setting, 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 | 12'6 x 11'0 | Bsmt | Bedroom | 8'11 x 7'5 | | | x |
| Main | Dining Room | 12'6 x 7'6 | Bsmt | Storage | 5'8 x 4'11 | | | x |
| Main | Kitchen | 10'11 x 9'8 | | | x | | | x |
| Main | Family Room | 16'3 x 12'8 | | | x | | | x |
| Main | Foyer | 6'7 x 4'9 | | | x | | | x |
| Above | Master Bedroom | 14'0 x 12'7 | | | x | | | x |
| Above | Bedroom | 10'8 x 9'0 | | | x | | | x |
| Above | Bedroom | 8'7 x 8'4 | | | x | | | x |
| Above | Den | 8'3 x 5'0 | | | x | | | x |
| Bsmt | Recreation | 13'4 x 12'9 | | | x | | | x |

| | | | | | | | | |
|--|---------------------------------|-------------------------|-----------------------|------|-------|-------------|----------|----------------|
| Finished Floor (Main): 821 | # of Rooms: 12 | # of Kitchens: 1 | # of Levels: 3 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): 788 | Crawl/Bsmt. Height: | | | 1 | Above | 4 | Yes | Barn: |
| Finished Floor (Below): 0 | Restricted Age: | | | 2 | Above | 4 | No | Workshop/Shed: |
| Finished Floor (Basement): 506 | # of Pets: | Cats: | Dogs: | 3 | Main | 2 | No | Pool: |
| Finished Floor (Total): 2,115 sq. ft. | # or % of Rentals Allowed: | | | 4 | Bsmt | 4 | No | Garage Sz: |
| Unfinished Floor: 0 | Bylaws: No Restrictions | | | 5 | | | | Grg Dr Ht: |
| Grand Total: 2,115 sq. ft. | Basement: Fully Finished | | | 6 | | | | |
| | | | | 7 | | | | |
| | | | | 8 | | | | |

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

Rare offering! Heritage, custom built, 1/2 duplex only 120 m to Douglas Park & 60 m to Heather Park! At 2115 sqft this house-sized home has plenty of space for all of your needs. The main floor offers you your stylish, open kitchen, living & dining areas plus you have a large family room with extra high ceilings. French doors open onto you're your two level deck, perfect for lounging & your large fenced yard, perfect for the garden. Upstairs has your master suite with vaulted ceilings plus two bedrooms & a den/office. Downstairs has a great rec room & another bedroom that could easily double as a nanny suite. Tons of storage in the 4' crawlspace & single garage. Very close to Canada Line, transit & bike routes. This is a perfect home, come see for yourself! Open Sat & Sun, July 20 & 21, 1-3.