



Presented by:
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stilhavn
 REAL ESTATE SERVICES

Active
R2631911
 Board: V
 House/Single Family

2876 W 5TH AVENUE
 Vancouver West
 Kitsilano
 V6K 1T6

Residential Detached
\$2,988,800 (LP)
 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,988,800**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1912**
 Frontage(feet): **49.30** Bathrooms: **3** Age: **109**
 Frontage(metres): **15.03** Full Baths: **3** Zoning: **RT-7**
 Depth / Size: **120** Half Baths: **0** Gross Taxes: **\$8,468.44**
 Lot Area (sq.ft.): **5,916.00** Rear Yard Exp: **South** For Tax Year: **2021**
 Lot Area (acres): **0.14** P.I.D.: **014-557-100** Tax Inc. Utilities?:
 Flood Plain: Tour:
 View: **Yes: MOUNTAINS FROM TOP FLOOR**
 Complex/Subdiv:
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Renovations: **Completely**
 # of Fireplaces: **0** R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
 Type of Roof: **Asphalt**
 Total Parking: **3** Covered Parking: Parking Access: **Front**
 Parking: **Open**
 Driveway Finish:
 Dist. to Public Transit: **NEAR** 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**

Legal: **LOT 29, BLOCK 30, PLAN VAP1560, DISTRICT LOT 192, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry, Storage**
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	849	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	856	Main	Living Room	13'8 x 11'5	Below	Bedroom	10'8 x 9'10	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	9'7 x 7'4	Below	Storage	10' x 6'11	Main 4
Finished Floor (Below):	795	Main	Kitchen	11'4 x 9'4	Below	Storage	7' x 6'11	Above 4
Finished Floor (Basement):	0	Main	Bedroom	13'8 x 11'4				Below 4
Finished Floor (Total):	2,500sq. ft.	Main	Foyer	9'7 x 8'11				
Unfinished Floor:	0	Above	Living Room	16'2 x 11'8				
Grand Total:	2,500sq. ft.	Above	Dining Room	10'0 x 6'8				
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Kitchen	16'2 x 9'4				
Suite:		Above	Bedroom	12'3 x 8'7				
Basement: Fully Finished		Below	Living Room	12'8 x 12'5				
Crawl/Bsmt. Height:	# of Levels: 3	Below	Dining Room	12'2 x 6'8				
# of Kitchens: 3	# of Rooms: 16	Below	Kitchen	10'4 x 10'3				
		Below	Bedroom	10'8 x 9'11				
		Manuf Type:		Registered in MHR?:		PAD Rental:		
		MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

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

Completely renovated Kits character triplex! This fantastic home has everything you could want in an income property: great yearly income from the 3 legal suites, excellent tenants, 49.3' x 120' extra large, south facing lot, each suite completely renovated & each with insuite laundry, large balconies & deck, plus many great character features: coffered ceilings, painted wood paneling & stained glass windows. The main and upper floors are large 1 bedroom suites and there is a 2 bedroom suite below. The house features updated utilities & electrical, HW-on-demand system to supply whole house & separate electric meters. There are three tandem parking stalls beside the house & there is excellent potential for infill in the great backyard. Viewings by appoint: Wed 4-6 & Sun 2-4. Call to book!