

Presented by:  
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Vancouver West, Oakridge VW

**MLS# V901609**

Residential Detached

**122 W 43RD AV, V5Y 2T7**

**Active**



List Price: **\$2,280,000**

Complex/Subdiv:

Frontage: **46.50 ft** Bedrooms: **6** PID: **010-066-047**  
 Depth/Size: **121.72** Bathrooms: **5** Type: **House/Single Family**  
 Lot Area SqFt: **5659.98** Full Baths: **5** Approx Yr Blt: **1990**  
 Rear Yard Exp: Half Baths: **0** Age at List Date: **21**  
 Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$6,506 (2011)**  
 Flood Plain: **No** Zoning: **RS-1**  
 View: **N**  
 Serv. Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Basement Entry, 2 Storey w/Bsmt.** Total Parking: **3** Covered Parking: **2**  
 Construction: **Concrete Frame** Parking Access: **Front, Rear**  
 Foundation: **Concrete Perimeter** Parking Facilities: **Add. Parking Avail., Garage, Double**  
 Exterior: **Brick, Stucco** R/I Plumbing: Dist to Public Trans: Dist to School Bus:  
 Rainscreen: Type of Roof: **Tile - Composite** Possession:  
 Renovations: Reno Year: Title to Land: **Freehold NonStrata**  
 Flooring: Seller's Interest: **Registered Owner**  
 Water Supply: **City/Municipal** Mortgage Info: **\$0**  
 Heat/Fuel: **Radiant** R/I Fireplaces: Property Disclosure: **Y**  
 No. of Fireplaces: **2** Out Buildings:  
 Fireplace Fuel: **Gas - Natural**  
 Outdoor Area: **Fenced Yard**  
 Pad Rental:  
 Fixtures Leas: **N**  
 Fixt Removed: **N**

Legal: **PL 7386 LT 10 BLK 1063 DL 526**  
 Amenities: **Day Care, Playground, Recreation Center, Sauna/Steam Room**  
 Site Influences: **Golf Course Nearby, Recreation Nearby, Shopping Nearby**  
 Features Incl: **Clothes Dryer, Clothes Washer, Dishwasher, Fireplace Insert, Garage Door Opener, Microwave, Oven-Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16'4 X 24'2	Above	Bedroom	12'3 X 10'4			X
Main F.	Kitchen	10' X 10'	Above	Bedroom	12' X 11'			X
Main F.	Family Room	10' X 12'	Above	Other	9' X 8'			X
Main F.	Bedroom	10' X 8'	Above	Other	6'6 X 8'			X
Main F.	Den	11' X 10'	Bsmt	Bedroom	9' X 11'4			X
Main F.	Dining	13' X 11'	Bsmt	Living Room	19'2 X 13'4			X
Main F.	Laundry	15'6 X 5'8	Bsmt	Storage	6' X 5'6			X
Main F.	Entrance Hall	10' X 7'	Bsmt	Pantry	6' X 6'			X
Above	Master Bedroom	14'4 X 20'			X			
Above	Bedroom	12' X 10'4			X			

**Floor Area (SqFt):**  
 Main Floor Area SqFt: **1,300** Total # Rooms: **18**  
 Finished Floor Up SqFt: **1,200** # Kitchens: **1**  
 Finished Floor Down: **0** Finished Levels: **3**  
 Finished Floor Bsmt SqFt: **850** Crawl/Bsmt Height:  
 Total Finished Floor SqFt: **3,350** Basement Area: **Crawl, Full**  
 Unfinished Floor: **0** Suite: **None**  
 Grand Total Floor Area: **3,350**

**Bathrooms:**  
 1 **4 Piece; Ensuite: N; Level: Main F.**  
 2 **6 Piece; Ensuite: Y; Level: Above**  
 3 **4 Piece; Ensuite: Y; Level: Above**  
 4 **4 Piece; Ensuite: Y; Level: Above**  
 5 **4 Piece; Ensuite: N; Level: Bsmt**  
 6  
 7  
 8

Listing Broker(s): **Amex - Fraseridge Realty, RE/MAX Margaret Leung Realty**

**Near Oakridge Centre, Canada Line Station, Columbia Park, QE Park, All amenity centres. Walking distance to Primary School & Eric Hamber Secondary. Excellent location. Easy to show. All sizes & ages approx only. Buyer to verify if important to buyer.**