

Presented by:
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Vancouver West, South Granville Residential Detached
1275 W 50TH AV, V6P 1B1 **MLS# V998671** **Active**



List Price: \$2,830,000

Complex/Subdiv:

Frontage: 63.00 ft	Bedrooms: 6	PID: 010-913-700
Depth/Size: 130.69	Bathrooms: 4	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 4	Approx Yr Blt: 1983
Rear Yard Exp: N	Half Baths: 0	Age at List Date: 30
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$10,040 (2012)
Flood Plain:	Zoning: RS1	
View: N		

Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home: 2 Storey w/Bsmt.	Total Parking: 2	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Add. Parking Avail., Garage; Double	
Exterior: Mixed		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Wood		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: Wall/Wall/Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Baseboard, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Wood		Out Buildings:
Outdoor Area: Patio(s) & Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL VAP6339 LT 21 BLK C DL 526 LD 36 OF BLKS 12 & 17A.

Amenities:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Microwave, Security System

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17'10 X 15'4	Bsmt	Recreation Room	15' X 12'9			X
Main F.	Kitchen	14' X 14'	Bsmt	Bedroom	11' X 11'8			X
Main F.	Dining	12' X 13'6	Bsmt	Den	10'2 X 10'8			X
Main F.	Nook	11'6 X 14'	Bsmt	Storage	12' X 8'			X
Main F.	Family Room	18'6 X 14'2	Bsmt	Storage	16'6 X 6'6			X
Main F.	Bedroom	13'10 X 10'8	Main F.	Laundry	10'8 X 8'2			X
Above	Master Bedroom	16'6 X 14'			X			X
Above	Bedroom	11' X 11'			X			X
Above	Bedroom	11'2 X 11'7			X			X
Above	Bedroom	12' X 11'7			X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,960	Total # Rooms: 16	1 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 1,366	# Kitchens: 1	2 6 Piece; Ensuite: Y; Level: Above
Finished Floor Down: 0	Finished Levels: 3	3 5 Piece; Ensuite: N; Level: Above
Finished Floor Bsmt SqFt: 1,071	Crawl/Bsmt Height:	4 4 Piece; Ensuite: N; Level: Bsmt
Total Finished Floor SqFt: 4,397	Basement Area: Part, Fully Finished	5
		6
Unfinished Floor: 0	Suite:	7
Grand Total Floor Area: 4,397		8

Listing Broker(s): RE/MAX Margaret Leung Realty

Well maintained family home on a south facing 63x130 ft lot in desirable South Granville. Great layout featuring spacious principal rooms including vaulted ceiling living room, large family room overlooking a private back yard with a big sundeck. A very functional kitchen with spacious eating area. Guest bedroom on main. Top floor features sumptuous master bedroom with ensuite & lots of closet space & 3 other bedrooms. Lower level includes a recreation room, bedroom, storage rooms & large crawl space. Attached double garage. A wonderful quiet street.