

Presented by:  
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Vancouver West, South Granville

**MLS# V1053029**

Residential Detached

**1617 W 63RD AV, V6P 2H7**

**Active**



List Price: \$1,688,000

Complex/Subdiv:

Frontage:	33.00 ft	Bedrooms:	4	PID:	015-527-085
Depth/Size:	116	Bathrooms:	5	Type:	House/Single Family
Lot Area SqFt:	0.00	Full Baths:	4	Approx Yr Blt:	1991
Rear Yard Exp:	N	Half Baths:	1	Age at List Date:	23
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$6,098 (2013)
Flood Plain:		Zoning:	RS-1		

View:

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:	Lane		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Mixed, Wood				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	
Type of Roof:	Wood			Possession:	
Renovations:	Partly	Reno Year:		Title to Land:	Freehold NonStrata
Flooring:	Laminate, Mixed			Seller's Interest:	Registered Owner
Water Supply:	City/Municipal			Mortgage Info:	\$0
Heat/Fuel:	Radiant				
No. of Fireplaces:	2	R/I Fireplaces:		Property Disclosure:	Y
Fireplace Fuel:	Gas - Natural			Out Buildings:	
Outdoor Area:	Sundeck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:					

Legal: PL VAP22626 LT G BLK 1 DL 325 LD 36

Amenities:

Site Influences: Central Location, Private Setting, Recreation Nearby, Shopping Nearby

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Garage Door Opener

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14'6" X 14'	Bsmt	Laundry	8' X 7'			X
Main F.	Kitchen	11' X 10'						X
Main F.	Dining	11' X 8'						X
Main F.	Nook	11' X 7'						X
Main F.	Family Room	12'6" X 12'						X
Above	Master Bedroom	15'6" X 10'6"						X
Above	Bedroom	12'6" X 8'						X
Above	Bedroom	12'6" X 8'						X
Above	Bedroom	12' X 8'						X
Bsmt	Recreation Room	14' X 11'6"						X

Floor Area (SqFt):

Main Floor Area SqFt: 955

Finished Floor Up SqFt: 879

Finished Floor Down: 0

Finished Floor Bsmt SqFt: 465

Total Finished Floor SqFt: 2,299

Total # Rooms: 11

# Kitchens: 1

Finished Levels: 3

Crawl/Bsmt Height:

Basement Area: Part, Fully Finished

Bathrooms

1 2 Piece; Ensuite: N; Level: Main F.

2 4 Piece; Ensuite: Y; Level: Above

3 4 Piece; Ensuite: Y; Level: Above

4 4 Piece; Ensuite: N; Level: Above

5 4 Piece; Ensuite: N; Level: Bsmt

6

7

8

Unfinished Floor: 0

Grand Total Floor Area: 2,299

Suite: None

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

Well maintained family home sites on a high south facing lot. Great neighbourhood, beautiful quiet tree-lined street with easy access to Downtown, Richmond and airport. 4 bedrooms up (2 ensuite). Spacious kitchen with granite countertops and newer appliances. Basement can be converted into a suite with separate entrance and full bathroom. Upgrades include new interior and exterior paint, new bathroom, laminate flooring below etc. Magee High School and McKechnie Elementary catchment. Walk to park, Granville shopping and transit.