

Presented by:
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Vancouver West, South Granville Residential Detached
1186 W 48TH AV, V6M 2N7 **MLS# V1102261** **Active**



List Price: \$2,985,000

Complex/Subdiv:

Frontage: 60.00 ft	Bedrooms: 6	PID: 010-623-361
Depth/Size: 122.8	Bathrooms: 4	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 4	Approx Yr Blt: 1948
Rear Yard Exp: S	Half Baths: 0	Age at List Date: 67
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$9,625 (2014)
Flood Plain:	Zoning: RS-1	

View:
 Serv. Connected: Electricity, Natural Gas, Water

Style of Home: 2 Storey w/Bsmt.	Total Parking: 3	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Lane	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double	
Exterior: Mixed		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		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: Forced Air		Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Electric		Out Buildings:
Outdoor Area: Sundeck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL VAP7415 LT 8 BLK 10 DL 526 LD 36

Amenities:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	21' X 14'	Below	Living Room	20' X 13'6"			X
Main F.	Dining	12'6" X 11'	Below	Bedroom	12' X 9'3"			X
Main F.	Kitchen	14'6" X 12'	Below	Bedroom	12'6" X 11'3"			X
Main F.	Nook	8'6" X 8'6"	Below	Den	9' X 9'			X
Main F.	Family Room	18'8" X 12'4"	Below	Laundry	23' X 13'			X
Main F.	Bedroom	11' X 10'6"	Below	Storage	5' X 4'			X
Above	Master Bedroom	18' X 12'	Below	Workshop	15' X 13'			X
Above	Bedroom	10'6" X 9'9"						X
Above	Bedroom	10' X 10'						X
Above	Den	9'5" X 8'5"						X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,441	Total # Rooms: 17	1 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 972	# Kitchens: 1	2 4 Piece; Ensuite: Y; Level: Above
Finished Floor Down: 0	Finished Levels: 3	3 4 Piece; Ensuite: N; Level: Above
Finished Floor Bsmt SqFt: 1,135	Crawl/Bsmt Height:	4 3 Piece; Ensuite: N; Level: Below
Total Finished Floor SqFt: 3,548	Basement Area: Fully Finished	5
		6
Unfinished Floor: 0	Suite:	7
Grand Total Floor Area: 3,548		8

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

Well maintained family home with extensive recent updates in 2012 including roof, kitchen, bathrooms, carpet, painting etc. Beautifully north/south 60x122.8 ft lot in desirable S Granville. Main floor offers cross hall living and dining rooms, kitchen with granite countertops, nook opens to huge sun deck, comfortable family room and guest bedroom. Upstairs has 3 spacious bedrooms plus den. A large rec room and 2 bedrooms down. Osler Elementary and Eric Hamber High catchment. To live in now and build later. Excellent value. Open Sun Feb 8 from 2-4.