



Presented by:

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Active
R2029243

Board: V
House/Single Family

5549 UNIVERSITY BOULEVARD

Vancouver West
University VW
V6T 1T5

Residential Detached

\$4,438,000 (LP)

(SP)



Sold Date:	Frontage (feet):	80.00	Original Price: \$4,438,000
Depth / Size (ft.):	Bedrooms:	4	Approx. Year Built: 1961
Lot Area (sq.ft.):	Bathrooms:	2	Age: 55
Flood Plain:	Full Baths:	2	Zoning: UEL
Rear Yard Exp: North	Half Baths:	0	Gross Taxes: \$7,489.20
Approval Req?:			For Tax Year: 2015
If new, GST/HST inc?:			Tax Inc. Utilities?: No
			P.I.D.: 011-160-772

View: :
Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Torch-On**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access: **Front**
 Parking: **Carpport; Multiple**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **Yes: hot tub**
 Floor Finish: **Wall/Wall/Mixed**

Dist. to School Bus:

Legal: **PL VAP5449 LT 12 BLK 75 DL 140 LD 36**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Security System**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	1' x 1'			x			x
Main	Dining Room	1' x 1'			x			x
Main	Kitchen	1' x 1'			x			x
Main	Master Bedroom	1' x 1'			x			x
Main	Bedroom	1' x 1'			x			x
Main	Bedroom	1' x 1'			x			x
Main	Foyer	1' x 1'			x			x
Below	Recreation	1' x 1'			x			x
Below	Bedroom	1' x 1'			x			x
Below	Other	1' x 1'			x			x

Finished Floor (Main):	10	# of Rooms:	10	Bath	1	Floor	Main	# of Pieces	4	Ensuite?	No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
Finished Floor (Above):	0	# of Kitchens:	1	2	Below	3	No					
Finished Floor (Below):	10	# of Levels:	2	3								
Finished Floor (Basement):	0	Suite:		4								
Finished Floor (Total):	20 sq. ft.	Crawl/Bsmt. Height:		5								
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 4	6								
Grand Total:	20 sq. ft.	Basement: Fully Finished		7								
				8								

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

RE/MAX Select Properties

Fabulous flat lot in the university endowment lands with 80 ft. front by 177.7 ft. deep. Private, surrounded by a hedge, this lot is a great holding property or perfect for a family looking to build a new home. This existing home has been occupied by the original family since built in 1961. At that time it was a lovely contemporary design with lots of glass, 3 bedrooms on the main, fireplace, skylights, wood beams and cement block. Down is a large recreation room, bedroom and bathroom. Although mostly original, the home has been well maintained with some upgrades throughout the years. These include new windows in 1995 and a roof in approximately 2003. Showings by appointment only between 12-3PM with 24 hours notice.