



Presented by:

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Active
R2052048

Board: V
House/Single Family

1849 W 64TH AVENUE

Vancouver West
S.W. Marine
V6P 2P4

Residential Detached

\$3,480,000 (LP)

(SP)



Sold Date:	Frontage (feet):	60.00	Original Price: \$3,480,000
Depth / Size (ft.): 116.33	Bedrooms:	6	Approx. Year Built: 1992
Lot Area (sq.ft.): 6,980.00	Bathrooms:	5	Age: 24
Flood Plain:	Full Baths:	4	Zoning: RS-1
Rear Yard Exp: North	Half Baths:	1	Gross Taxes: \$9,617.88
Approval Req?:			For Tax Year: 2015
If new, GST/HST inc?:			Tax Inc. Utilities?: No
			P.I.D.: 011-189-894
			Tour:

View: :

Complex / Subdiv:

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

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Brick, Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Partly**
 # of Fireplaces: **2**
 Fireplace Fuel: **Electric, Gas - Natural**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Hot Water, Radiant**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Tile - Concrete**

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

Total Parking: **4** Covered Parking: **4** Parking Access: **Lane**
 Parking: **Garage; Triple**

Dist. to Public Transit:
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish: **Hardwood, Laminate, Mixed**

Dist. to School Bus:

Legal: **PL VAP5265 LT 7 BLK 8 DL 317 LD 36**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby**
 Features: **Clothes Washer/Dryer, Heat Recov. Vent., Security System**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'8 x 13'	Bsmt	Recreation	15'6 x 18'			x
Main	Kitchen	14'10 x 10'10	Bsmt	Media Room	14' x 19'			x
Main	Dining Room	14'10 x 10'	Bsmt	Bedroom	12'6 x 11'6			x
Main	Family Room	21'4 x 11'4	Bsmt	Bedroom	12'6 x 10'3			x
Main	Bedroom	18'8 x 10'5	Bsmt	Gym	8' x 7'9			x
Main	Other	10'9 x 7'	Main	Wok Kitchen	7' x 6'			x
Above	Master Bedroom	11'4 x 16'9						x
Above	Bedroom	10' x 9'3						x
Above	Bedroom	12'6 x 11'6						x
Above	Den	11' x 8'4						x

Finished Floor (Main): **1,705**
 Finished Floor (Above): **1,090**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **1,391**
 Finished Floor (Total): **4,186 sq. ft.**

Unfinished Floor: **0**
 Grand Total: **4,186 sq. ft.**

of Rooms: **16**
 # of Kitchens: **2**
 # of Levels: **3**
 Suite: **None**
 Crawl/Bsmt. Height:
 Beds in Basement: **2** Beds not in Basement: **4**
 Basement: **Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Main	3	Yes
3	Above	4	Yes
4	Above	3	Yes
5	Bsmt	4	No
6			
7			
8			

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Door Height:

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

Beautiful family home in a quiet neighborhood close to Riverview Park. This home was extensively renovated in 2012 including open kitchen with deluxe appliances and wok kitchen, engineered hardwood floor, updated bathrooms, new boiler and hot water tank, light fixtures etc. Features entertainment sized living room with a piano platform; large guest bedroom with ensuite bathroom on main. 3 bedrooms plus den (can be 4th bedroom) upstairs. Lower floor finished with a spacious recreation room, media room, exercise room, sauna and 2 more bedrooms. Radiant floor heat and HRV. Private backyard with fish pond. 4 car garage. Close to Granville shopping, golf courses and bus routes. Easy transit to Richmond and UBC. McKechnie Elementary and Magee High catchment.