



Presented by:

Margaret H Leung

RE/MAX Margaret Leung Realty

Phone: 604-263-2823

www.margaretleungrealty.com

mleun22@telus.net



Active
R2061321

Board: V
House/Single Family

2987 W 22ND AVENUE

Vancouver West
Arbutus
V6L 1M9

Residential Detached

\$3,188,000 (LP)
(SP)



| | | | |
|-----------------------------|------------------|--------------|------------------------------------|
| Sold Date: | Frontage (feet): | 42.00 | Original Price: \$3,188,000 |
| Depth / Size (ft.): | Bedrooms: | 4 | Approx. Year Built: 1989 |
| Lot Area (sq.ft.): | Bathrooms: | 4 | Age: 27 |
| Flood Plain: | Full Baths: | 3 | Zoning: RS-1 |
| Rear Yard Exp: North | Half Baths: | 1 | Gross Taxes: \$8,645.66 |
| Approval Req?: | | | For Tax Year: 2015 |
| If new, GST/HST inc?: | | | Tax Inc. Utilities?: |
| | | | P.I.D.: 010-128-743 |
| | | | Tour: |

View: **Yes: Mountain View from Master Bed**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Partly**
 # of Fireplaces: **1**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Radiant**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Other**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
 Parking: **Garage; Double**
 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, Mixed**

Dist. to School Bus:

Legal: **PL VAP8366 LT 14 BLK Q DL 139 LD 36**

Amenities:

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

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|------------|-------|---------|------------|-------|------|------------|
| Main | Living Room | 19' x 12'6 | Bsmt | Bedroom | 13' x 14'6 | | | x |
| Main | Kitchen | 13' x 9' | | | x | | | x |
| Main | Dining Room | 16' x 10' | | | x | | | x |
| Main | Eating Area | 10' x 14'6 | | | x | | | x |
| Main | Den | 13'6 x 12' | | | x | | | x |
| Main | Foyer | 8' x 8'6 | | | x | | | x |
| Above | Master Bedroom | 13' x 17' | | | x | | | x |
| Above | Bedroom | 9'6 x 14'6 | | | x | | | x |
| Above | Bedroom | 9' x 9'6 | | | x | | | |
| Bsmt | Recreation | 13' x 17' | | | x | | | |

Finished Floor (Main): **1,282**
 Finished Floor (Above): **998**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **783**
 Finished Floor (Total): **3,063 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **3,063 sq. ft.**

of Rooms: **11**
 # of Kitchens: **1**
 # of Levels: **3**
 Suite:
 Crawl/Bsmt. Height:
 Beds in Basement: **1** Beds not in Basement: **3**
 Basement: **Crawl, Fully Finished, Part**

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

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

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

Beautifully renovated contemporary home on a lovely quiet street with cherry blossom trees. Wonderful layout with impressive double height ceiling living room. Gourmet kitchen with deluxe appliances and pantry. Master bedroom has mountain view and spa like ensuite, 2 other bedrooms and a family sitting area up. Lower level has a games room and a nanny's bedroom. 2010 renovations including brand new kitchen, master ensuite, powder room, air conditioning etc. 2nd bathroom up renovated in 2014. Super location in popular Arbutus. Minutes to school, park and transit. Public open Sat April 30 and Sun May 1 from 2-4 pm. Hurry, will not last.