



Presented by:

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Active
R2113579

Board: V
House/Single Family

2419 W 19TH AVENUE

Vancouver West
Arbutus
V6L 1C8

Residential Detached

\$5,788,000 (LP)

(SP)



Sold Date:	Frontage (feet):	50.00	Original Price: \$5,788,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 2016
Depth / Size: 122	Bathrooms:	7	Age: 0
Lot Area (sq.ft.): 6,094.00	Full Baths:	6	Zoning: RS-1
Flood Plain:	Half Baths:	1	Gross Taxes: \$9,703.93
Rear Yard Exp: North	Approval Req?:		For Tax Year: 2016
If new, GST/HST inc?:			Tax Inc. Utilities?: No
			P.I.D.: 003-397-149
			Tour:

View: :
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

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

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

Total Parking: **3** Covered Parking: **3** 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, Mixed**

Dist. to School Bus:

Legal: **PL VAP6873 LT 12 BLK 511 DL 526 LD 36**

Amenities:

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

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Heat Recov. Vent., Security System, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 12'6"	Above	Bedroom	10'6" x 10'9"			x
Main	Kitchen	13' x 14'	Above	Bedroom	10'6" x 11'7"			x
Main	Dining Room	14' x 10'6"	Bsmt	Recreation	16'7" x 20'			x
Main	Den	10'6" x 10'	Bsmt	Media Room	13'7" x 16'5"			x
Main	Eating Area	8'6" x 8'7"	Bsmt	Games Room	12'4" x 14'7"			x
Main	Family Room	16'3" x 13'1"	Bsmt	Bedroom	11'3" x 10'8"			x
Main	Wok Kitchen	6' x 6'						x
Main	Mud Room	6' x 4'6"						x
Above	Master Bedroom	17' x 13'7"						x
Above	Bedroom	10'10" x 10'4"						x

Finished Floor (Main): **1,374**
Finished Floor (Above): **1,244**
Finished Floor (Below): **0**
Finished Floor (Basement): **1,523**
Finished Floor (Total): **4,141 sq. ft.**

Unfinished Floor: **0**
Grand Total: **4,141 sq. ft.**

of Rooms: **16**
of Kitchens: **2**
of Levels: **3**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **1** Beds not in Basement: **4**
Basement: **Fully Finished**

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

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

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

Truly one of the best designed and built homes in prime Arbutus. Great street appeal. Excellent European master craftsmanship with high end finishing throughout. Main floor features entertainment size living and dining rooms. chef's kitchen with custom cabinets, quartz countertops, designer wall tiles, top appliances plus wok kitchen. Family room with eclipse door opens to private backyard. Mud room. Upper floor offers gorgeous master bedroom with deluxe ensuite featuring walk-in steam shower, 3 other bedrooms all with ensuite bathrooms. Lower level has a recreation room, media room, wine room and a separate nanny/in-law suite. Features white oak hardwood floor, wainscoting, "Smart" house and sound system; solid doors etc. Beautifully landscaped and fenced. You will be impressed!