



Presented by:
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Active
R2125301
 Board: V
 House/Single Family

888 W 68TH AVENUE
 Vancouver West
 Marpole
 V6P 2V2

Residential Detached
\$2,190,000 (LP)
 (SP)



Sold Date: Frontage (feet): **35.20** Original Price: **\$2,190,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1949**
 Depth / Size: **89** Bathrooms: **2** Age: **67**
 Lot Area (sq.ft.): **3,132.00** Full Baths: **2** Zoning: **RT-2**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$4,944.48**
 Rear Yard Exp: **South** For Tax Year: **2016**
 Approval Req?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **013-649-884**
 Tour:

View: :
 Complex / Subdiv:
 Services Connected: **Electricity, Water**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Wood**
 Foundation: **Concrete Slab**
 Rain Screen:
 Renovations: **Partly** Reno. Year: **2010**
 # of Fireplaces: **1** R.I. Plumbing:
 Fireplace Fuel: **Wood** R.I. Fireplaces:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Electric**
 Outdoor Area: **Fenced Yard**
 Type of Roof: **Other**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 Parking: **Garage; Single**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Hardwood, Mixed**

Legal: **PL VAP2543 LT 1 BLK B DL 319 LD 36**

Amenities:

Site Influences: **Central Location, Private Setting, Shopping Nearby**
 Features: **Clothes Washer/Dryer, Refrigerator, Security System, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'6 x 14'			x			x
Main	Kitchen	11'4 x 15'			x			x
Main	Dining Room	9'4 x 6'7			x			x
Main	Eating Area	10' x 5'6			x			x
Above	Master Bedroom	16'6 x 11'			x			x
Above	Bedroom	10'2 x 8'3			x			x
Above	Bedroom	10'2 x 9'6			x			x
Above	Bedroom	9' x 9'2			x			x
Above	Walk-In Closet	8'6 x 5'			x			x
					x			

Finished Floor (Main):	736	# of Rooms:	9	Bath	1	Floor	Main	# of Pieces	4	Ensuite?	No	Outbuildings
Finished Floor (Above):	685	# of Kitchens:	1	2	Above	4	No					Barn:
Finished Floor (Below):	0	# of Levels:	2	3								Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	4								Pool:
Finished Floor (Total):	1,421 sq. ft.	Crawl/Bsmt. Height:		5								Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	6								Door Height:
Grand Total:	1,421 sq. ft.	Basement:	None	7								
				8								

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

Quiet corner property on RT-2 lot. Extensively renovated in 2010 including large open kitchen with quality appliances, bathrooms, paint, flooring etc. 4 large bedrooms up. Fenced sunny backyard. 1 car garage. Laurier Elementary and Churchill High School catchment. Convenient quiet location close to Canada Line station, Marine Gateway shopping, theatre, bank etc. Leased at \$2500/month to Oct. 2017.