



Presented by:

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Active
R2132767

Board: V
House/Single Family

841 W 69TH AVENUE

Vancouver West
Marpole
V6P 2W4

Residential Detached

\$2,438,000 (LP)
(SP)



Sold Date:	Frontage (feet):	40.00	Original Price: \$2,438,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 2016
Depth / Size: 89	Bathrooms:	3	Age: 1
Lot Area (sq.ft.): 10.00	Full Baths:	2	Zoning: RT-2
Flood Plain:	Half Baths:	1	Gross Taxes: \$4,422.12
Rear Yard Exp: North	Approval Req?:		For Tax Year: 2016
If new, GST/HST inc?:	Tax Inc. Utilities?:	No	P.I.D.: 013-650-025
	Tour:		

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

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Slab**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Hot Water, Radiant**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

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** Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Mixed**

Legal: **PL VAP2543 LT 18 BLK B DL 319 LD 36**

Amenities:

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

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Heat Recov. Vent., Microwave, Oven-Built In, Security System**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'3 x 10'			x			x
Main	Dining Room	11'3 x 9'6			x			x
Main	Kitchen	11' x 9'8			x			x
Main	Nook	11'3 x 9'8			x			x
Main	Recreation	11'4 x 14'9			x			x
Main	Bedroom	11'4 x 9'			x			x
Above	Master Bedroom	12'7 x 15'			x			x
Above	Bedroom	11'6 x 9'			x			x
Above	Bedroom	11'4 x 10'			x			
Above	Bedroom	11'3 x 10'			x			

Finished Floor (Main): **1,029**
Finished Floor (Above): **1,102**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,131 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,131 sq. ft.**

of Rooms: **10**
of Kitchens: **1**
of Levels: **2**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **5**
Basement: **None**

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

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

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

Custom new home on quiet street built with contemporary flair. 40' frontage south facing level lot. This 5 bdrms, 4 1/2 bathhome features an open floor plan on main. Gourmet kitchen with deluxe Borsch appliances and granite countertops. Guest-in-law accommodation with separate entrance. Upper floor offers master bedroom with luxurious ensuite and a large sundeck; 2nd bdrm w/ full ensuite and 2 other bdrms and laundry room. Other features including double attached garage, air-conditioning, HRV, radiant floor heat, built-in speakers, security system with cameras etc. Balance of 2-5-10 yr. New Home warranty. Churchill High school & Laurier Elementary School catchment. Close to Canada Line station, shopping and entertainment. Best value Westside detached home. Will not last. Op Sun Jan 29 2-4pm