



Presented by:
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Active
R2185219
 Board: V
 House/Single Family

4388 TOWNLEY STREET
 Vancouver West
 Quilchena
 V6L 2G6

Residential Detached
\$3,988,000 (LP)
 (SP)



Sold Date: _____ Frontage (feet): **51.80** Original Price: **\$3,988,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1955**
 Depth / Size: **120** Bathrooms: **1** Age: **62**
 Lot Area (sq.ft.): **6,216.00** Full Baths: **1** Zoning: **RS-1**
 Flood Plain: _____ Half Baths: **0** Gross Taxes: **\$11,886.45**
 Rear Yard Exp: **East** For Tax Year: **2017**
 Approval Req?: _____ Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: _____ P.I.D.: **009-749-799**
 Tour: _____
 View: _____ : _____
 Complex / Subdiv: _____
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: 3 Level Split	Total Parking: 1 Covered Parking: 1 Parking Access:
Construction: Frame - Wood	Parking: DetachedGrge/Carport
Exterior: Mixed	Dist. to Public Transit: _____ Dist. to School Bus: _____
Foundation: Concrete Perimeter	Title to Land: Freehold NonStrata
Rain Screen: _____	Property Disc.: No
Renovations: _____	PAD Rental: _____
# of Fireplaces: 1	Fixtures Leased: No :
Fireplace Fuel: Wood	Fixtures Rmvd: No :
Water Supply: City/Municipal	Floor Finish: Hardwood, Mixed
Fuel/Heating: Forced Air	
Outdoor Area: Fenced Yard, Sundeck(s)	
Type of Roof: Asphalt	

Legal: **PL VAP9119 LT 4 BLK 556 DL 526 LD 36**

Amenities: _____

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

Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 13'9"			x			x
Main	Dining Room	11'7' x 9'			x			x
Main	Kitchen	12' x 8'9"			x			x
Main	Eating Area	8'8' x 6'			x			x
Above	Master Bedroom	14'6' x 11'1"			x			x
Above	Bedroom	13'4' x 9'			x			x
Below	Bedroom	16'2' x 11'1"			x			x
Below	Utility	15'8' x 8'6"			x			x
					x			
					x			

Finished Floor (Main): 664	# of Rooms: 8	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 512	# of Kitchens: 1	1	Above	4	No	Barn:
Finished Floor (Below): 502	# of Levels: 3	2				Workshop/Shed:
Finished Floor (Basement): 0	Suite:	3				Pool:
Finished Floor (Total): 1,678 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: 0 Beds not in Basement: 3	5				Door Height:
Unfinished Floor: 0	Basement: None	6				
Grand Total: 1,678 sq. ft.		7				
		8				

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

HOT QUILCHENA BUILDING LOT ON BEAUTIFUL QUIET STREET'. RS-1 zoning. Priced below City assessment of \$4,162,400 for immediate sale. House is solid and can be renovated. Highly sought after location within walking distance to Prince of Wales Secondary, Trafalgar Elementary, shopping, public transit and Arbutus Greenway. Quick commute to UBC and Downtown.