



Presented by:
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Active
R2187110
 Board: V
 House/Single Family

2738 W 19TH AVENUE

Vancouver West
 Arbutus
 V6L 1E3

Residential Detached

\$3,280,000 (LP)

(SP)



Sold Date: Frontage (feet): **33.00** Original Price: **\$3,280,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1989**
 Depth / Size: **122** Bathrooms: **4** Age: **28**
 Lot Area (sq.ft.): **4,026.00** Full Baths: **2** Zoning: **RS-1**
 Flood Plain: Half Baths: **2** Gross Taxes: **\$8,815.55**
 Rear Yard Exp: **South** For Tax Year: **2017**
 Approval Req?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **011-233-478**
 Tour:

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

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Partly**
 # of Fireplaces: **2**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Hot Water, Radiant**
 Outdoor Area: **Patio(s) & Deck(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: :
 Floor Finish: **Hardwood, Mixed**

Legal: **PL VAP5143 LT 9 BLK 3 DL 139 LD 36**

Amenities:

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'6 x 13'	Below	Laundry	6'6 x 6'2			x
Main	Dining Room	12'8 x 10'						x
Main	Kitchen	11' x 10'8						x
Main	Eating Area	11' x 7'2						x
Main	Family Room	11' x 11'						x
Above	Master Bedroom	17'6 x 12'6						x
Above	Bedroom	10'8 x 11'10						x
Above	Bedroom	10'8 x 9'6						x
Above	Bedroom	9'10 x 9'6						x
Below	Recreation	17'6 x 12'8						x

Finished Floor (Main): **1,014**
 Finished Floor (Above): **995**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **401**
 Finished Floor (Total): **2,410 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **2,410 sq. ft.**

of Rooms: **11**
 # of Kitchens: **1**
 # of Levels: **3**
 Suite: **None**
 Crawl/Bsmt. Height:
 Beds in Basement: **0** Beds not in Basement: **4**
 Basement: **Fully Finished**

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

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

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

Well maintained family home in sought after Arbutus area within walking distance to Trafalgar Elementary, Prince of Wales Secondary, shopping and bus route. 9' ceiling. Radiant floor heat. Spacious living and dining rooms with hardwood floor. Upgrades include boiler in 2009; hardwood floor, new windows and blinds, renovated kitchen, bathrooms and deck in 2011; water main to City in 2016. Sunny southern backyard. Move in condition.