



Presented by:
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Active
R2193914
 Board: V
 House/Single Family

219 W 63RD AVENUE
 Vancouver West
 Marpole
 V5X 2H9

Residential Detached
\$2,480,000 (LP)
 (SP)



Sold Date: Frontage (feet): **33.76** Original Price: **\$2,480,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1913**
 Depth / Size: **115.5** Bathrooms: **1** Age: **104**
 Lot Area (sq.ft.): **3,899.00** Full Baths: **1** Zoning: **RM-8**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$6,253.51**
 Rear Yard Exp: **North** For Tax Year: **2017**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **013-988-212**
 Tour:
 View: :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Fenced Yard**
 Type of Roof: **Other**

Total Parking: **2** 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: **Wall/Wall/Mixed**

Legal: **PL VAP2191 LT 20 BLK 8 DL 322 LD 36**

Amenities:
 Site Influences: **Central Location, Golf Course Nearby, Shopping Nearby**
 Features: **Clothes Dryer, Clothes Washer, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 12'			x			x
Main	Dining Room	10' x 12'			x			x
Main	Bedroom	9' x 9'			x			x
Above	Bedroom	10' x 10'			x			x
Above	Bedroom	10' x 10'			x			x
Bsmt	Flex Room	10' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 624	# of Rooms: 6	Bath: 1	Floor: Main	# of Pieces: 4	Ensuite?: No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
Finished Floor (Above): 260	# of Kitchens: 0	2				
Finished Floor (Below): 0	# of Levels: 3	3				
Finished Floor (Basement): 200	Suite: None	4				
Finished Floor (Total): 1,084 sq. ft.	Crawl/Bsmt. Height:	5				
Unfinished Floor: 0	Beds in Basement: 0	6				
Grand Total: 1,084 sq. ft.	Beds not in Basement: 3	7				
	Basement: Partly Finished	8				

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

Great holding property with excellent redevelopment potential under City of Vancouver Marpole Community Plan. RM-8-zoning allows for townhouse development if combined with adjacent properties. Good monthly tenant at \$2000/month. 3 bedroom home on high side of quiet street. Mainly land value. Sold in "as is" condition. Sexsmith Elementary and Churchill Secondary catchment. Walking distance to Canada Line, shopping and park.