



Presented by:  
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**Active** **R2304100** **876 W 46TH AVENUE** Residential Detached  
 Board: V Vancouver West **\$3,190,000** (LP)  
 House/Single Family Oakridge VW **(SP)**   
 V5Z 2R2



Sold Date: Frontage (feet): **59.00** Original Price: **\$3,190,000**  
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1962**  
 Depth / Size: **122.45** Bathrooms: **5** Age: **56**  
 Lot Area (sq.ft.): **7,224.55** Full Baths: **5** Zoning: **RS-1**  
 Flood Plain: Half Baths: **0** Gross Taxes: **\$9,688.30**  
 Rear Yard Exp: **South** For Tax Year: **2018**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **009-220-895**  
 Tour:  
 View: :  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.** Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**  
 Construction: **Frame - Wood** Parking: **Garage; Double**  
 Exterior: **Mixed** Dist. to Public Transit: Dist. to School Bus:  
 Foundation: **Concrete Perimeter** Title to Land: **Freehold NonStrata**  
 Rain Screen: Reno. Year: **2007** Property Disc.: **Yes**  
 Renovations: R.I. Plumbing: PAD Rental:  
 # of Fireplaces: **2** R.I. Fireplaces: Fixtures Leased: **No** :  
 Fireplace Fuel: **Wood** Floor Finish: **Hardwood, Mixed**  
 Water Supply: **City/Municipal** Fixtures Rmvd: **No** :  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Patio(s) & Deck(s)**  
 Type of Roof: **Asphalt**

Legal: **PL VAP10991 LT 24 BLK G DL 526 LD 36. OF BLK 1008.**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19' x 14'6	Bsmt	Kitchen	10'5 x 7'7			x
Main	Dining Room	12'11 x 10'6	Bsmt	Laundry	11' x 7'			x
Main	Kitchen	14' x 16'						x
Main	Master Bedroom	17' x 11'						x
Main	Bedroom	14'7 x 11'						x
Main	Bedroom	13'9 x 11'						x
Bsmt	Recreation	26'7 x 14'8						x
Bsmt	Bedroom	15'4 x 12'7						x
Bsmt	Living Room	13' x 11'10						x
Bsmt	Bedroom	11' x 10'6						x

Finished Floor (Main):	<b>1,600</b>	# of Rooms:	<b>12</b>	Bath	1	Floor	<b>Main</b>	# of Pieces	<b>5</b>	Ensuite?	<b>Yes</b>	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>2</b>	2	<b>Main</b>	<b>5</b>	<b>Yes</b>	Barn:				
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>1</b>	3	<b>Main</b>	<b>3</b>	<b>Yes</b>	Workshop/Shed:				
Finished Floor (Basement):	<b>1,600</b>	Suite:		4	<b>Bsmt</b>	<b>3</b>	<b>No</b>	Pool:				
Finished Floor (Total):	<b>3,200 sq. ft.</b>	Crawl/Bsmt. Height:		5	<b>Bsmt</b>	<b>3</b>	<b>No</b>	Garage Sz:				
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>2</b>	Beds not in Basement: <b>3</b>	6				Door Height:				
Grand Total:	<b>3,200 sq. ft.</b>	Basement: <b>Full, Fully Finished</b>		7								
				8								

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

**This spacious family home in the heart of Oakridge on a prime 59x122 ft. lot with south facing garden. Entertainment sized living and dining rooms lead to large covered sundeck. Extensive renovation and upgrades since 2007 including roof, hot water tank, kitchen with granite countertops, bathrooms, sundecks, new suites etc. 3 bedrooms on main all with its own bathroom. Lower level has 2 one bedroom self-contained guest suites with laundry facility and separate entrance. Close to schools, Oakridge Mall and public transit. Priced at land value but the house is very liveable with mortgage helper. City assessment \$3,385,500.**