



Presented by:
Margaret Leung
 RE/MAX Margaret Leung Realty
 Phone: 604-263-2823
<http://www.margaretleungrealty.com>
 mleun22@telus.net



Active **R2417200** **219 W 63RD AVENUE** Residential Detached
 Board: V Vancouver West **\$2,280,000** (LP)
 House/Single Family Marpole V5X 2H9 (SP)



Sold Date: Frontage (feet): **33.76** Original Price: **\$2,280,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1913**
 Depth / Size: **115.5** Bathrooms: **1** Age: **106**
 Lot Area (sq.ft.): **3,899.28** Full Baths: **1** Zoning: **RM-8**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$6,251.75**
 Rear Yard Exp: **North** For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **013-988-212**
 Tour:

View: :
 Complex / Subdiv: **MARPOLE**
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal**

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**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 Metered Water:

Total Parking: **1** 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: :
 Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 20, BLOCK 8, PLAN VAP2191, DISTRICT LOT 322, NEW WESTMINSTER LAND DISTRICT, OF LOT D**

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	14'0 x 12'0			x			x
Main	Dining Room	10'0 x 12'0			x			x
Main	Bedroom	9'0 x 9'0			x			x
Main	Bedroom	10'0 x 10'0			x			x
Main	Bedroom	10'0 x 10'0			x			x
Bsmt	Flex Room	10'0 x 10'0			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
Finished Floor (Above):	260	# of Kitchens:	0		2							Barn:
Finished Floor (Below):	0	# of Levels:	3		3							Workshop/Shed:
Finished Floor (Basement):	200	Suite:			4							Pool:
Finished Floor (Total):	1,084 sq. ft.	Crawl/Bsmt. Height:			5							Garage Sz:
Unfinished Floor:	470	Beds in Basement:	0	Beds not in Basement:	3							Grg Dr Ht:
Grand Total:	1,554 sq. ft.	Basement:	Partly Finished		6							
					7							
					8							

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

Great holding property with excellent redevelopment potential under City of Vancouver Marpole Community Plan. RM-8 zoning. Leased to April 30, 2020 @\$2000/month. 3 bedroom home on high side of a quiet street. Mainly land value. Sold in "as is condition". Sexsmith Elementary and Churchill Secondary catchment. Walking distance to Canada Line, shopping and park.