



Presented by:
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Active
R2540415
 Board: V
 House/Single Family

709 W 64TH AVENUE

Vancouver West
 Marpole
 V6P 2L2

Residential Detached

\$2,160,000 (LP)

(SP)



Sold Date: Frontage (feet): **46.00** Original Price: **\$2,160,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1950**
 Depth / Size: **111.97** Bathrooms: **2** Age: **71**
 Lot Area (sq.ft.): **5,150.62** Full Baths: **2** Zoning: **RS1**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$7,160.26**
 Rear Yard Exp: **North** For Tax Year: **2020**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **010-274-529**
 Tour:

View: :
 Complex / Subdiv:
 Services Connected: **Electricity**
 Sewer Type: **City/Municipal**

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**

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: **Mixed**

Legal: **LOT 13, BLOCK I, PLAN VAP8023, DISTRICT LOT 323, GROUP 1, NEW WESTMINSTER LAND DISTRICT, AMD (SEE 233969L)**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'6" x 13'			x			x
Main	Dining Room	9' x 9'6"			x			x
Main	Kitchen	9'6" x 8'9"			x			x
Main	Master Bedroom	12'3" x 11'			x			x
Main	Bedroom	10' x 9'8"			x			x
Bsmt	Recreation	10'6" x 11'			x			x
Bsmt	Bedroom	11' x 10'6"			x			x
Bsmt	Bedroom	8'6" x 11'			x			x
Bsmt	Workshop	8'8" x 11'			x			x
		x			x			x

Finished Floor (Main):	882	# of Rooms:	9	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	No	Barn:
Finished Floor (Below):	794	# of Levels:	2	2	Bsmt	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3				Pool:
Finished Floor (Total):	1,676 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 2	Beds not in Basement: 2	5				Grg Dr Ht:
Grand Total:	1,676 sq. ft.	Basement: Fully Finished		6				
				7				
				8				

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

Well maintained bungalow with basement on south facing lot. Beautiful quiet street with many new homes. Excellent location within walking distance to Canada Line station, Marine Gateway shopping, parks, transit, Langara College etc. Good long term tenants. To hold or build. Laurier Elementary and Churchill High catchment.