

2797 W 24TH AV, V6L 1R2

Active



List Price: \$1,265,200

## Complex/Subdiv:

Frontage:	26.00 ft	Bedrooms:	3	PID:	011-478-136
Depth/Size:	122	Bathrooms:	3	Type:	House/Single Family
Lot Area SqFt:	3172.00	Full Baths:	2	Approx Yr Blt:	1992
Rear Yard Exp:		Half Baths:	1	Age at List Date:	22
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$5,809 (2014)
Flood Plain:		Zoning:	RS-1		

View:

Serv. Connected: Electricity, Water

Style of Home:	2 Storey	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Lane		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Wood				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	
Type of Roof:	Asphalt			Possession:	
Renovations:		Reno Year:		Title to Land:	Freehold NonStrata
Flooring:	Hardwood, Mixed			Seller's Interest:	Court Ordered Sale
Water Supply:	City/Municipal			Mortgage Info:	\$0
Heat/Fuel:	Hot Water, Natural Gas				
No. of Fireplaces:	3	R/I Fireplaces:		Property Disclosure:	N - No
Fireplace Fuel:	Gas - Natural, Wood			Out Buildings:	
Outdoor Area:	Fenced Yard				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:					

Legal: PL VAP4583 LT 8 BLK 1 DL 139 LD 36 GROUP 1, OF LOT 1.

Amenities:

Site Influences:

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18'8" X 15'			X			X
Main F.	Kitchen	8' X 6'			X			X
Main F.	Family Room	10' X 12'			X			X
Main F.	Eating Area	8' X 6'			X			X
Above	Master Bedroom	19'7" X 12'8"			X			X
Above	Walk-In Closet	6'4" X 6'8"			X			X
Above	Bedroom	13'3" X 9'6"			X			X
Above	Bedroom	13' X 9'6"			X			X
					X			
					X			

Floor Area (SqFt):

Main Floor Area SqFt:	884
Finished Floor Up SqFt:	860
Finished Floor Down:	0
Finished Floor Bsmt SqFt:	144
Total Finished Floor SqFt:	1,888

Total # Rooms:	8
# Kitchens:	1
Finished Levels:	2
Crawl/Bsmt Height:	4
Basement Area:	Part

Bathrooms

1	2 Piece; Ensuite: N; Level: Main F.
2	4 Piece; Ensuite: N; Level: Above
3	4 Piece; Ensuite: Y; Level: Above
4	
5	
6	
7	
8	

Unfinished Floor:

0

Suite:

Grand Total Floor Area: 1,888

Listing Broker(s): Blu Realty

This spacious family home features three bedrooms and two full bathrooms above, the main floor with a powder room, formal living, dining room and family room with gas fireplace & french doors to a private fully fenced yard, bay windows, skylights, hot water heat, hardwood floors and detached two car garage. The master bedroom features mountain views, gas fireplace, vaulted ceilings, walk through closet and a large ensuite with a jacuzzi tub and separate shower. Centrally located in the Arbutus neighborhood, close to public transit, UBC, Kitsilano Beach, Trafalgar & Carnarvon Park and located in the Trafalgar Elementary and Prince of Wales Secondary school catchments.

3591 W 11TH AV, V6R 2K3

Active



List Price: \$1,688,000

Complex/Subdiv: KITSILANO

Frontage: 33.00 ft Bedrooms: 3 PID: 015-180-786  
 Depth/Size: 122.12 Bathrooms: 3 Type: House/Single Family  
 Lot Area SqFt: 4030.00 Full Baths: 3 Approx Yr Blt: 1928  
 Rear Yard Exp: N Half Baths: 0 Age at List Date: 86  
 Meas Type: Feet If New GST/HST Incl: No Taxes: \$6,333 (2014)  
 Flood Plain: No Zoning: RS5  
 View: Y - NORTH SHORE MOUNTAINS  
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Style of Home: 2 Storey w/Bsmt. Total Parking: 2 Covered Parking:  
 Construction: Frame - Wood Parking Access: Rear  
 Foundation: Concrete Perimeter Parking Facilities: Open  
 Exterior: Stucco, Wood  
 Rainscreen: No R/I Plumbing: Yes Dist to Public Trans: 1 BLK Dist to School Bus: 5 BLKS  
 Type of Roof: Asphalt Possession:  
 Renovations: Substantially Rebuilt Reno Year: 2007 Title to Land: Freehold NonStrata  
 Flooring: Hardwood, Laminate, Tile Seller's Interest: Court Ordered Sale  
 Water Supply: City/Municipal Mortgage Info: \$0  
 Heat/Fuel: Hot Water, Radiant, Natural Gas  
 No. of Fireplaces: 1 R/I Fireplaces: Property Disclosure: N - COURT ORDERED SALE  
 Fireplace Fuel: Wood Out Buildings:  
 Outdoor Area: Balcony(s); Patio(s) or Deck(s)  
 Pad Rental:  
 Fixtures Leas: N  
 Fixt Removed:

Legal: PL VAP611 LT 24 BLK 62 DL 540 LD 36 EXCEPT PART IN PLAN 6088.

Amenities:

Site Influences: Central Location, Lane Access, Marina Nearby, Paved Road, Recreation Nearby, Shopping Nearby

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17'9" X 13'4"			X			X
Main F.	Dining	11'8" X 12'			X			X
Main F.	Kitchen	10'2" X 12'			X			X
Main F.	Bedroom	11'3" X 11'7"			X			X
Above	Master Bedroom	33' X 19'			X			X
Below	Recreation Room	13'4" X 16'			X			X
Below	Games Room	13'4" X 19'7"			X			X
Below	Bedroom	11'3" X 12'			X			X
Below	Laundry	11'3" X 0'			X			X
		X			X			X

Floor Area (SqFt):

Main Floor Area SqFt: 945  
 Finished Floor Up SqFt: 704  
 Finished Floor Down: 977  
 Finished Floor Bsmt SqFt: 0  
 Total Finished Floor SqFt: 2,626

Total # Rooms: 9  
 # Kitchens: 1  
 Finished Levels: 3  
 Crawl/Bsmt Height: 4  
 Basement Area: Full, Fully Finished 5

Bathrooms

1 4 Piece; Ensuite: N; Level: Main F.  
 2 4 Piece; Ensuite: Y; Level: Above  
 3 4 Piece; Ensuite: N; Level: Bsmt  
 4  
 5  
 6  
 7  
 8

Unfinished Floor: 0  
 Grand Total Floor Area: 2,626

Suite: Other

Listing Broker(s): Maude, Mackay &amp; Co. Ltd.

Extensively renovated circa 1928 3 level character home. The house was completely gutted in 2007 with approx \$300,000 spent in upgrades all done with permits. Upgrades includes: roof, wood windows, plumbing, electrical wiring, gas boiler, radiant in floor heating, insulation, drywall, upper floor raised, vaulted & dormered, kitchen with new granite counters & appliances, updated bathrooms with claw foot tubs, hardwood flooring and solid interior doors. Future laneway home potential. All measurements are approx. & to be verified if important. Open house - Saturday Oct 18th, 2-4pm.



List Price: \$2,198,000

Complex/Subdiv:

Frontage:	49.50 ft	Bedrooms:	8	PID:	011-706-660
Depth/Size:	125	Bathrooms:	4	Type:	House/Single Family
Lot Area SqFt:	6187.00	Full Baths:	4	Approx Yr Blt:	1912
Rear Yard Exp:	S	Half Baths:	0	Age at List Date:	102
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$9,052 (2014)
Flood Plain:		Zoning:	RT-6		

View:  
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Style of Home:	Other	Total Parking:	4	Covered Parking:	4
Construction:	Frame - Wood	Parking Access:	Lane		
Foundation:	Concrete Perimeter	Parking Facilities:	Det.Grge/Carport		
Exterior:	Wood				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	Dist to School Bus:
Type of Roof:	Asphalt			Possession:	
Renovations:	Completely	Reno Year:		Title to Land:	Freehold NonStrata
Flooring:				Seller's Interest:	Registered Owner, Court Ordered Sale
Water Supply:	City/Municipal			Mortgage Info:	\$0
Heat/Fuel:	Forced Air, Hot Water, Natural Gas				
No. of Fireplaces:	0	R/I Fireplaces:		Property Disclosure:	Y
Fireplace Fuel:				Out Buildings:	
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	Y - Hot Tub				

Legal: PL VAP1530 LT 4 BLK D DL 526 LD 36

Amenities:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12'9 X 12'8	Below	Bedroom	14'1 X 7'7			X
Main F.	Dining	15'4 X 12'11	Below	Bedroom	10'11 X 7'7			X
Main F.	Kitchen	17'9 X 15'6	Below	Bedroom	25'1 X 13'1			X
Main F.	Foyer	12'2 X 4'	Below	Laundry	11' X 6'3			X
Main F.	Mud Room	12'2 X 5'	Below	Storage	15' X 9'1			X
Above	Master Bedroom	15'8 X 12'6	Above	Bedroom	12'5 X 9'1			X
Above	Office	12'4 X 8'2	Above	Bedroom	14'8 X 7'11			X
Above	Walk-In Closet	12'5 X 7'			X			X
Above	Bedroom	12'7 X 9'5			X			
Above	Bedroom	12'5 X 9'4			X			

Floor Area (SqFt):			Bathrooms		
Main Floor Area SqFt:	1,004	Total # Rooms:	17	1	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	1,349	# Kitchens:	1	2	5 Piece; Ensuite: N; Level: Above
Finished Floor Down:	938	Finished Levels:	4	3	3 Piece; Ensuite: N; Level: Above
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:		4	3 Piece; Ensuite: N; Level: Below
Total Finished Floor SqFt:	3,291	Basement Area:	Full, Fully Finished	5	
				6	
Unfinished Floor:	253	Suite:		7	
Grand Total Floor Area:	3,544			8	

Listing Broker(s): Coldwell Banker Prestige Rlty

Fabulous, fully renovated character house on spacious property in prime Cambie area! This house has been renovated to very high standards with thoughtful design allowing for one, two or three families in separate areas of the home. Beautiful kitchen and living areas with a combination of open plan and character charm. Lots of extras including wired-in surround sound and hot water heat. Great opportunity to get into a great area and live walking distance to everything....with nothing to do but move in and enjoy!