



<b>List Price:</b>	<b>\$2,098,000</b>	Previous Price:	
		Original Price:	<b>\$2,098,000</b>
<b>Complex/Subdiv:</b>			
Frontage:	<b>49.50 ft</b>	Bedrooms:	<b>6</b>
Depth/Size:	<b>125</b>	Bathrooms:	<b>4</b>
Lot Area SqFt:	<b>6,187</b>	Full Baths:	<b>4</b>
Rear Yard Exp:	<b>S</b>	Half Baths:	<b>0</b>
Meas Type:	<b>Feet</b>	If New GST/HST Incl:	
Flood Plain:		Zoning:	<b>RT-6</b>
View:			
Serv. Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>		

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

Legal:	<b>PL VAP1530 LT 4 BLK D DL 526 LD 36</b>
Amenities:	
Site Influences:	<b>Central Location, Recreation Nearby, Shopping Nearby</b>
Features Incl:	<b>Clothes Washer/Dryer/Fridge/Stove/DW</b>

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

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