



Presented by:
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Vancouver West, Arbutus Residential Detached
MLS# V890906 **Active**
2849 W KING EDWARD AV, V6L 1V1



List Price: \$1,988,000

Complex/Subdiv:

Frontage: 50.00 ft	Bedrooms: 5	PID: 011-100-320
Depth/Size: 144.34	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 7217.00	Full Baths: 3	Approx Yr Blt: 1962
Rear Yard Exp: N	Half Baths: 0	Age at List Date: 49
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$5,898 (2010)
Flood Plain:	Zoning: RS-1	

View: Y - GREAT MOUNTAINS, DOWNTOWN & CITIES
 Serv. Connected: Electricity, Natural Gas

Style of Home: 2 Storey, Rancher/Bungalow w/Bsmt.	Total Parking: Covered Parking: 2
Construction: Frame - Wood	Parking Access: Rear
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double
Exterior: Stucco	
Rainscreen:	R/I Plumbing: Dist to Public Trans: 1 Dist to School Bus:
Type of Roof: Asphalt	Possession:
Renovations:	Reno Year: Title to Land: Freehold NonStrata
Flooring: Hardwood, Laminate	Seller's Interest: Registered Owner
Water Supply: City/Municipal	Mortgage Info: \$0
Heat/Fuel: Forced Air, Wood	
No. of Fireplaces: 1	R/I Fireplaces: Property Disclosure: Y
Fireplace Fuel: Wood	Out Buildings:
Outdoor Area: Fenced Yard, Sundeck(s)	
Pad Rental:	
Fixtures Leas: N	
Fixt Removed: N	

Legal: PL 5702 LT 11 BLK D DL 2027 LD 36

Amenities:

Site Influences:

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Dishwasher, Garage Door Opener, Microwave, Oven-Built In, Range, Refrigerator, Smoke Alarm, Storage Shed, Windows - Thermo

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16'9" X 14'3"	Bsmt	Bedroom	14'5" X 14'4"			X
Main F.	Kitchen	21'8" X 9'2"	Bsmt	Den	10'11" X 7'3"			X
Main F.	Dining	12'2" X 9'1"	Bsmt	Den	10'11" X 7'			X
Main F.	Master Bedroom	13' X 12'5"	Bsmt	Recreation Room	10'11" X 7'3"			X
Main F.	Bedroom	13'7" X 10'3"	Bsmt	Storage	7'10" X 3'3"			X
Main F.	Bedroom	13' X 10'3"						X
Bsmt	Living Room	11'6" X 9'11"						X
Bsmt	Kitchen	11'6" X 6'4"						X
Bsmt	Dining	9'11" X 7'9"						X
Bsmt	Bedroom	11'6" X 13'6"						X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,418	Total # Rooms: 15	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 2	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Down: 0	Finished Levels: 2	3 4 Piece; Ensuite: N; Level: Bsmt
Finished Floor Bsmt SqFt: 1,418	Crawl/Bsmt Height: 4	
Total Finished Floor SqFt: 2,836	Basement Area: Full	5
		6
Unfinished Floor: 0	Suite:	7
Grand Total Floor Area: 2,836		8

Listing Broker(s): Royal Pacific Realty Corp.

[GREAT VIEW!][Build your 5052 SF luxury home with an additional 750 SF laneway view home at Prime Arbutus location. The existing 1800 sq-ft concrete perimeter foundation fits maximum 0.25 site ratio. Boat & RV parking available at this 144ft depth lot just for a better taste of life.] [The cozy house sets back from traffic, quiet inside. Newly updated modern and bright kitchen with stainless appliances, breakfast bar, access to the great views Sun Deck. Living room updated to eco-bamboo floors. Den & Recreation Room are flexible for a home office or additional bedrooms. Mountains, Downtown, and Cities Views from each level! School catchment: PW Secondary & Trafalgar Elementary. Minutes to UBC.]



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