10	1	5	
0	>	6	
-		1	
7	1		
1			-
		2	

2849 W KING EDWARD AV, V6L 1V1

Vancouver West, Arbutus

Presented by: Amoo Bao Royal Pacific Realty Cell: 7789908896 Email: amoo@amoobao.com



MLS# V890906

Website: www.amoobao.com

Active

Residential Detached

Las Price: \$1.988.000 Complex/Subdiv: Formage: 50.00 rt Bedrooms: 5 PLD: 011-100-320 Formage: 50.00 rt Bedrooms: 5 PLD: 011-100-320 Formage: 50.00 rt Bedrooms: 5 PLD: 011-100-320 Formage: 7740 Eps: Nu Hal Bathsoms: 3 Approx PBI: 1962 PAIN View: Yet GE Nu Hal Bathsoms: 3 Approx PBI: 1962 PAIN View: Yet GE Yet GE Hal Bathsoms: 0 Age at LS Dave 9 Style of Home: 2 Storey. Rancher/Bunglow w/Bsmt. Total Parking: Covered Parking: 2 Construction: Frame Wood R/I Pumbing: Diat to Public Trans: 1 Diat to School Bus: Type of Nom: Asphalt Ren Year: Pressession Frambold Non Strata Renorma: Forced Arr. Sudder Strate: Frambold Non Strata Sudder Strate Propery Diacosure: Y Outdoor Aras: Forced Arr. Sudder Strate: Sudder Strate: Sudder Strate: P	2047 00 10110		1 V I					ACTIVE
Fornage: 50.00 Ft Bedrooms: 5 PID: 011-100-320 Lit Aros Spf: 7217.00 Holl Baths: 3 Type: Houses/Single Family Lit Aros Spf: 7217.00 Holl Baths: 3 Apport VBI: 196.2 Lit Aros Spf: 7217.00 Holl Baths: 0 Apport VBI: 196.2 Service: View: Y - GREAT MOUNTA INS; DOWNTOWN & CITIES Stresson Stresson Service: Service: Parking Access: Rear Covered Parking: 2 Construction: Connected: Flectricity, Natural Gas Covered Parking: 2 Service: Stucco Asphalt Parking Access: Rear Covered Parking: 2 Renores: Stucco Stucco Stucco Stucco Stucco Parking Access: Rear Renores: Reno Year: Title to Land: Freehold NonStrata Storeo Moner Stucco Renores: 1 Rot Stresson: Renores: Y - Greehold NonStrata Storegistered Owner			List Price:	\$1,988,000	C			
Construction: Frame - Wood Parking Access: Rear Foundation: Concrete Perimeter Parking Access: Rear Stucco Rainscreen: Not to Public Trans: 1 Dist to School Bus: Type of Roof: Asphalt Possession: Freehold NonStrata Renovations: Hardwood, Laminate Seller's Interest: Registered Owner Water Supply: City/Municipal Mortgage Info: S 0 Heat/Fuel: Forced Arr, Wood Mortgage Info: S 0 No. of Tireplaces: 1 R/I Fireplaces: Property Disclosure: Y Fireplace Fuel: Wood Out Buildings: Out Buildings: V Outdoor Area: Fenced Yard, Sundeck(s) Patking Acating Sender Mindows - Thermo Legal: N Edit PL 5702 LT 11 BLK D DL 2027 LD 36 Stateron 14'5 X 14'4 X Main F. Living Room 16'9 X 14'3 Basmt Bedroom 14'5 X 14'4 X Main F. Living Room 19' X 14'3 Basmt Den 10'11 X 7'3 X Main F. Main F. Main F. <td< td=""><td>View Bian Level</td><td></td><td>Frontage: Depth/Size: Lot Area SqFt: Rear Yard Exp: Meas Type: Flood Plain: View:</td><td>50.00 ft 144.34 7217.00 N Feet Y - GREAT N</td><td>Bathrooms: Full Baths: Half Baths: If New GST/HS Zoning: MOUNTAINS, DO</td><td>3 3 0 ST Incl: RS-1</td><td>Type: Approx Yr Blt: Age at List Date Taxes:</td><td>House/Single Famil 1962 e: 49</td></td<>	View Bian Level		Frontage: Depth/Size: Lot Area SqFt: Rear Yard Exp: Meas Type: Flood Plain: View:	50.00 ft 144.34 7217.00 N Feet Y - GREAT N	Bathrooms: Full Baths: Half Baths: If New GST/HS Zoning: MOUNTAINS, DO	3 3 0 ST Incl: RS-1	Type: Approx Yr Blt: Age at List Date Taxes:	House/Single Famil 1962 e: 49
Rainscrem: R/I Plumbing: Dist to Public Trans: 1 Dist to School Bus: Type of Ron': Asphalt Possession: Renovalion: Feehold NonStrata Renovalion: Renovalion: Seller's Interest: Registered Owner Water Supply: City/Municipal Mortgage Inset: Registered Owner No. of Fireplaces: R/I Fireplaces: Property Disclosure: Y Fireplace Fuel: Wood Out Buildings: Out Buildings: U Outdoor Area: Fereplaces Property Disclosure: Y Fireplaces Pad Rental: N U State State State Pad Rental: Pt STO2 LT 11 BLK D D L 2027 LD 36 State State State State Stel Influence: Refregrentor, Smoke Alarm, Storage Shed, Windows - Thermo Dimensions Eloor Type Dimensions Refregrentor Runsions Aster Bedroom 14'4'S X 14'4 X Main F. Living Room 16'9 X 14'3 Bsmt Den 10'11X 7' X Main F. Duning 12'Z X 9'1 Bsmt Den 10'11X 7' <t< td=""><td>Construction:</td><td>Frame - Wood</td><td>alow w/Bsmt.</td><td>Pa</td><td>rking Access:</td><td></td><td></td><td>irking: 2</td></t<>	Construction:	Frame - Wood	alow w/Bsmt.	Pa	rking Access:			irking: 2
No. of Fireplaces 1 R/I Fireplaces Property Disclosure: Y V Fireplace Fuel: Wood Out Buildings: Out Buildings: Out Buildings: Outdoor Area Faced Yard, Sundeck(s) Faced Yard, Sundeck(s) Faced Yard, Sundeck(s) Faced Yard, Sundeck(s) Pad Rentil: Fictore 1 area Faced Yard, Sundeck(s) Faced Yard, Sundeck(s) Faced Yard, Sundeck(s) Pad Rentil: N Faced Yard, Sundeck(s) Faced Yard, Sundeck(s) Faced Yard, Sundeck(s) Fitures Leas N Faced Yard, Sundeck(s) Faced Yard, Sundeck(s) Faced Yard, Sundeck(s) Fitures Leas N Faced Yard, Sundeck(s) Faced Yard, Sundeck(s) Faced Yard, Sundeck(s) Fitures Leas N Faced Yard, Sundeck(s) Faced Yard, Sundeck(s) Faced Yard, Sundeck(s) Stein Influences: Faced Yard, Sundeck(s) Faced Yard, Sundeck(s) Faced Yard, Sundeck(s) Faced Yard, Sundeck(s) Main F. Elving Room 16'9 X 14'3 Bsmt Bedroom 10'11 X 7'3 X Main F. Bedroom 13' X 12'5 Bsmt Ben 10'11 X 7'3 X X Main F. Bedroom	Rainscreen: Type of Roof: Renovations: Flooring: Water Supply:	Asphalt Hardwood, Laminate City/Municipal	U U	Pc Tit Se	ossession: tle to Land: eller's Interest:	Freehold No Registered (nStrata	ool Bus:
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 Main F. Living Room 16'9 X 14'3 Bsmt Bedroom 14'5 X 14'4 X Main F. Dining 12'2 X 9'1 Bsmt Den 10'11 X 7'3 X Main F. Master Bedroom 13' X 12'5 Bsmt Den 10'11 X 7'3 X Main F. Bedroom 13' X 10'3 Bsmt Storage 7'10 X 3'3 X X Main F. Bedroom 13' X 10'3 Bsmt Storage 7'10 X 3'3 X X Main F. Bedroom 13' X 10'3 Bsmt Storage 7'10 X 3'3' X X Basmt Living Room 11'6 X 6'4 X X X X Bsmt Bedroom 11'6 X 13'6 X X X Bsmt Bidrooms 15 1< 4 Piece; Ensuite: Y; Level: M	No. of Fireplaces: Fireplace Fuel: Outdoor Area: Pad Rental: Fixtures Leas	1 Wood Fenced Yard, Sundeck(s N	·			Y		
Main F. Living Room 16'9 X 14'3 Bsmt Bedroom 14'5 X 14'4 X Main F. Living Room 16'9 X 9'2 Bsmt Den 10'11 X 7'3 X Main F. Dining 12'2 X 9'1 Bsmt Den 10'11 X 7'3 X Main F. Mater 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 Bsmt Storage 7'10 X 3'3 X Main F. Bedroom 11'6 X 9'11 X X X X X X Bsmt Living Room 11'6 X 6'4 X X X X X X Bsmt Dining 9'11 X 7'9 X X X X X X Bsmt Bedroom <td< td=""><td>Amenities: Site Influences:</td><td>Clothes Washer/Dryer/F</td><td>ridge/Stove/D</td><td>W, Dishwashe ed, Windows</td><td>er, Garage Door (- Thermo</td><td>Opener, Micro</td><td>wave, Oven-Bi</td><td>uilt In, Range,</td></td<>	Amenities: Site Influences:	Clothes Washer/Dryer/F	ridge/Stove/D	W, Dishwashe ed, Windows	er, Garage Door (- Thermo	Opener, Micro	wave, Oven-Bi	uilt In, Range,
Floor Area (SqFt):BathroomsMain Floor Area SqFt:1,418Total # Rooms:151 4 Piece; Ensuite: Y; Level: Main F.Finished Floor Up SqFt:0# Kitchens:22 4 Piece; Ensuite: N; Level: Main F.Finished Floor Down:0Finished Levels:23 4 Piece; Ensuite: N; Level: BsmtFinished Floor Bsmt SqFt:1,418Crawl/Bsmt Height:4Total Finished Floor SqFt:2,836Basement Area:FullGrand Total Floor Area:2,836Suite:7Grand Total Floor Area:2,83688	Main F. Livin Main F. Kitch Main F. Dinir Main F. Mast Main F. Bedr Main F. Bedr Bsmt Livin Bsmt Kitch Bsmt Dinir	g Room 16'9 X 14' ien 21'8 X 9' ig 12'2 X 9' er Bedroom 13' X 12' oom 13'7 X 10' oom 13' X 10' g Room 11'6 X 9' ien 11'6 X 9' ig 9'11 X 7'	3 Bsmt 2 Bsmt 1 Bsmt 5 Bsmt 3 Bsmt 3 1 4 9	Bedroom Den Den Recreation R	14'5 X 14 10'11 X 7 10'11 X 7 10'11 X 7 7'10 X 3 X X X X X X	4'4 7'3 7' 7'3	<u>Түре</u>	× × × × × × ×
Unfinished Floor: 0 Suite: 7 Grand Total Floor Area: 2,836 8	Floor Area (SqF Main Floor Area So Finished Floor Up Finished Floor Dov Finished Floor Bsm	<u>t):</u> qFt: 1,418 SqFt: 0 vn: 0 nt SqFt <u>: 1,418</u>	Total # Rooms: # Kitchens: Finished Levels Crawl/Bsmt Hei	2 : 2 ight:		1 4 Pie 2 4 Pie 3 4 Pie 4 5	ce; Ensuite: Y; ce; Ensuite: N;	Level: Main F.
Listing Broker(s): Royal Pacific Realty Corp.			Suite:			7		
	Listing Broker(s): F	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.]



Presented By: Amoo Bao Royal Pacific Realty / Cell: 7789908896 Email: amoo@amoobao.com Website: www.amoobao.com

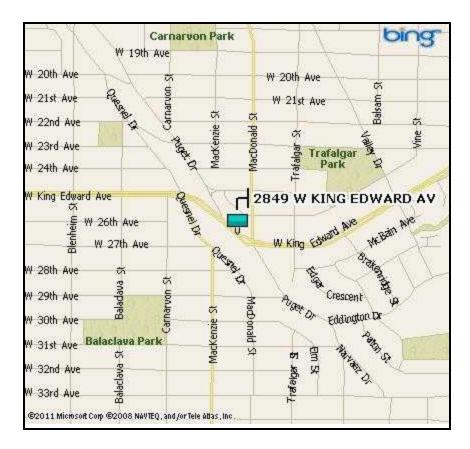


2849 W KING EDWARD AV

Vancouver West, Arbutus

MLS#: V890906

List Price: \$1,988,000



[GREAT VIEW!][Build your 5052 SF luxury home with an additional 750 SF laneway v, iew home at Prime Arbutus location. The existing 1800 sq-ft concrete perimeter f, oundation 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 t o 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.]

Listing Broker(s): Royal Pacific Realty Corp.