



Presented by:
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Vancouver West, Southlands **MLS# V884579** Residential Detached
3805 W 51ST AV, V6N 3V9 **Sold**



List Price: \$1,398,000 Sold Price: \$1,380,000 Days on Market: 85
 Sold Date: 19-Jul-11

Complex/Subdiv:

Frontage: 66.00 ft	Bedrooms: 4	PID: 007-869-576
Depth/Size: 148.52	Bathrooms: 4	Type: House/Single Family
Lot Area SqFt: 9802.00	Full Baths: 3	Approx Yr Blt: 1973
Rear Yard Exp: N	Half Baths: 1	Age at List Date: 38
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$4,946 (2010)
Flood Plain:	Zoning: RS-6	

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

Style of Home: 2 Storey	Total Parking:	Covered Parking:
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Slab	Parking Facilities: Carport; Multiple	
Exterior: Mixed		
Rainscreen:	R/I Plumbing:	Dist to School Bus:
Type of Roof: Tar & Gravel	Possession:	
Renovations:	Title to Land: Freehold NonStrata	
Flooring: Mixed	Seller's Interest: Registered Owner	
Water Supply: City/Municipal	Mortgage Info: \$0	
Heat/Fuel: Electric, Hot Water, Natural Gas		
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Wood		Out Buildings:
Outdoor Area: Patio(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: Y - ALL STAINED GLASS LIGHT FIXTURES TO BE REMOVED		

Legal: PL 14317 LT J BLK 5 DL 314 LD 36

Amenities:

Site Influences: Central Location, Golf Course Nearby, Private Setting, Private Yard, Recreation Nearby, Treed

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	20' X 14'	Above	Storage	21' X 17'			X
Main F.	Kitchen	21' X 10'	Above	Porch (enclosed)	17' X 8'			X
Main F.	Dining	12' X 10'6						X
Main F.	Family Room	21'6 X 22'						X
Main F.	Recreation Room	21' X 19'6						X
Main F.	Porch (enclosed)	18' X 8'6						X
Above	Master Bedroom	22' X 21'6						X
Above	Bedroom	15'6 X 12'						X
Above	Bedroom	12' X 11'6						
Above	Bedroom	10' X 10'						

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 2,055	Total # Rooms: 12	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 1,782	# Kitchens: 1	2 4 Piece; Ensuite: Y; Level: Above
Finished Floor Down: 0	Finished Levels: 2	3 4 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4 4 Piece; Ensuite: N; Level: Above
Total Finished Floor SqFt: 3,837	Basement Area: None	5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 3,837		8

Listing Broker(s): Sutton Grp-West Coast Realty

Loads of room for everyone in this huge family home of almost 4,000 SF on 2 levels...all of this on a 66' x 148.52' lot...Truly a gardener's paradise. This Southland's gem overlooks the Point Grey Golf Course, in a quiet location with 4 bedrooms + 4 bathrooms, entertainment-sized living room, dining room + family room...brimming with POTENTIAL, minutes to UBC, Richmond + Downtown...opportunity knocks!! Open House Sunday, May 1st, 2-4pm.



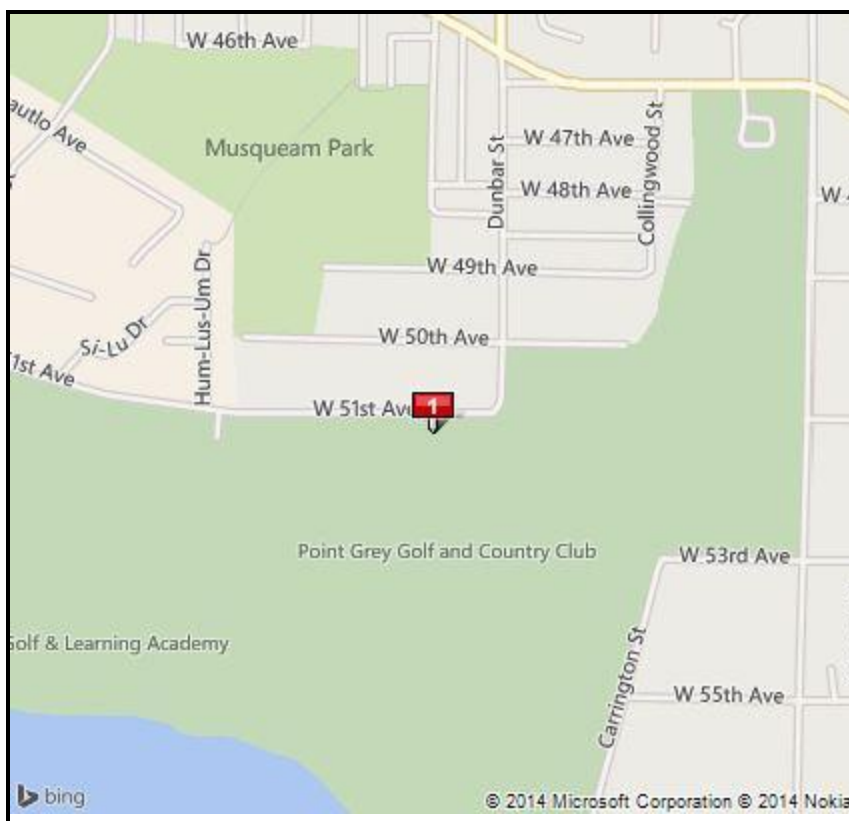
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