



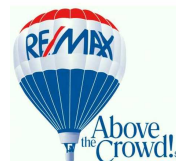
Presented by:

**George Xia**

RE/MAX Crest Realty Westside

Phone: 778-998-2768

georgexia@remax.net

**Sold**  
**V1102964**Board: V  
House/Single Family**4784 W 7TH AVENUE**

Vancouver West

University VW

V6T 1C6

Residential Detached

**\$3,288,000** (LP)**\$3,100,000** (SP) Sold Date: **4/14/2015**Depth / Size (ft.): **96**Lot Area (sq.ft.): **7,680.00**

Flood Plain:

Rear Yard Exp: **South**

Approval Req?:

If new, GST/HST inc?: **No**Frontage (feet): **80.00**Bedrooms: **5**Bathrooms: **2**Full Baths: **2**Half Baths: **0**Approx. Year Built: **1950**Age: **65**Zoning: **SF**Gross Taxes: **\$7,406.00**For Tax Year: **2014**Tax Inc. Utilities?: **No**P.I.D.: **010-804-561**

Tour:

View: **Yes: WATER VIEW**

Complex / Subdiv:

Services Connected: **Community**

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Brick, Stucco**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Gas - Natural**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air**  
 Outdoor Area: **Fenced Yard**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Total Parking: Covered Parking: **1**  
 Parking: **Garage; Single**

Parking Access:

Dist. to Public Transit:

Dist. to School Bus:

Title to Land: **Freehold NonStrata**Seller's Interest: **Registered Owner**Property Disc.: **Yes**

PAD Rental:

Fixtures Leased: **No**Fixtures Rmvd: **:**Floor Finish: **Hardwood**Legal: **PL VAP6818 LT 29 BLK 8 DL 140 LD 36 (SEE A3955L).**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'6 x 13'2			x			x
Main	Dining Room	13'1 x 10'11			x			x
Main	Kitchen	10'4 x 9'7			x			x
Main	Bedroom	11'4 x 11'1			x			x
Main	Bedroom	13'4 x 11'7			x			x
Main	Bedroom	13' x 11'			x			x
Bsmt	Recreation	13'2 x 12'			x			x
Bsmt	Bedroom	13'4 x 13'4			x			x
Bsmt	Bedroom	13'8 x 9'10			x			x
		x			x			

Finished Floor (Main): **1,353**  
 Finished Floor (Above): **0**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **1,353**  
 Finished Floor (Total): **2,706 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **2,706 sq. ft.**

# of Rooms: **9**  
 # of Kitchens: **1**  
 # of Levels: **2**  
 Suite:  
 Crawl/Bsmt. Height:  
 Beds in Basement: **2** Beds not in Basement: **3**  
 Basement: **Full**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Bsmt	3	No
3			
4			
5			
6			
7			
8			

Outbuildings  
 Barn:  
 Workshop/Shed:  
 Pool:  
 Garage Sz:  
 Door Height:

Listing Broker(s): **Coldwell Banker Prestige Rlty****Coldwell Banker Prestige Rlty**

**First time on the market for 50 years solid home in the most prestigious UBC area, close to 8000 Sq lot(80X96), 2nd Level can see golf course, mountain & little water view. Beautiful neighborhood, peaceful surrounded by trees. oversee the park. House is livable, Excellent property for investor or developer.**