

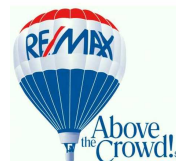


Presented by:

**George Xia**

RE/MAX Crest Realty Westside

Phone: 778-998-2768

[georgexia@remax.net](mailto:georgexia@remax.net)**Sold**  
**R2025856**Board: V  
House/Single Family**2038 W 54TH AVENUE**Vancouver West  
S.W. Marine  
V6P 1P4

Residential Detached

**\$4,100,000** (LP)**\$4,200,000** (SP) 

Sold Date: <b>1/28/2016</b>	Frontage (feet): <b>75.00</b>	Original Price: <b>\$4,100,000</b>
Depth / Size (ft.): <b>130</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1948</b>
Lot Area (sq.ft.): <b>9,750.00</b>	Bathrooms: <b>3</b>	Age: <b>68</b>
Flood Plain: <b>No</b>	Full Baths: <b>2</b>	Zoning: <b>RS-1</b>
Rear Yard Exp: <b>South</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$10,296.94</b>
Approval Req?:		For Tax Year: <b>2015</b>
If new, GST/HST inc?:		Tax Inc. Utilities?: <b>No</b>
		P.I.D.: <b>011-089-181</b>

View: :

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations: **Completely**  
 # of Fireplaces: **3**  
 Fireplace Fuel: **Gas - Natural**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Hot Water, Natural Gas**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: **2** Parking Access: **Rear**  
 Parking: **Garage; Double**

Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata**  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **PL VAP5677 LT 11 BLK CC DL 526 LD 36**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Library	19'6 x 14'6	Below	Bedroom	13'4 x 11'1			x
Main	Dining Room	12' x 13'5	Below	Bedroom	13'6 x 9'9			x
Main	Kitchen	14' x 11'9	Below	Recreation	18'85 x 14'			x
Main	Eating Area	7'8 x 11'	Below	Laundry	14'2 x 7'1			x
Main	Family Room	11' x 13'8	Below	Storage	19' x 8'			x
Main	Foyer	4'2 x 19'			x			x
Main	Solarium	9' x 19'6			x			x
Above	Master Bedroom	13'6 x 15'6			x			x
Above	Office	8'4 x 8'2			x			
Above	Bedroom	12' x 13'6			x			

Finished Floor (Main): **1,346**  
 Finished Floor (Above): **876**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **1,142**  
 Finished Floor (Total): **3,364 sq. ft.**  
 Unfinished Floor: **250**  
 Grand Total: **3,614 sq. ft.**

# of Rooms: **15**  
 # of Kitchens: **1**  
 # of Levels: **3**  
 Suite:  
 Crawl/Bsmt. Height:  
 Beds in Basement: **0** Beds not in Basement: **4**  
 Basement: **Full**

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

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

Listing Broker(s): **RE/MAX Select Properties****RE/MAX Select Properties**

**A beautiful property, rarely available, in this prime Westside neighbourhood. This charming family home sits on a 75' x 130' south facing lot. Major renovations completed in 2006 inside and out. Features include a new gourmet kitchen with adjoining family room, separate dining room, spacious living room, and a cozy enclosed solarium. Two large bdrms with ensuites, & office complete the upper floor, and large rec rm & 2 more bdrms on the lower level. Plenty of storage throughout, secure double garage & great outdoor space with a large covered porch make this home perfect for family living. Easy walk to schools, parks, and shopping and a short drive to downtown and the airport.**