



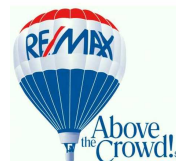
Presented by:

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Sold
R2204062
 Board: V
 House/Single Family

2175 W 46TH AVENUE

Vancouver West

Kerrisdale

V6L 2L2

Residential Detached

\$3,188,000 (LP)**\$3,250,000** (SP) 

Sold Date: **9/13/2017** Frontage (feet): **50.00** Original Price: **\$3,188,000**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1924**
 Depth / Size: **134** Bathrooms: **1** Age: **93**
 Lot Area (sq.ft.): **6,700.00** Full Baths: **1** Zoning: **RS-5**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$10,825.49**
 Rear Yard Exp: **North** For Tax Year: **2017**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **003-634-701**
 Tour:
 View: :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**Construction: **Frame - Wood**Exterior: **Vinyl**Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

of Fireplaces: **1**Fireplace Fuel: **Wood**Water Supply: **City/Municipal**Fuel/Heating: **Forced Air, Natural Gas**Outdoor Area: **Fenced Yard**Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Total Parking: **2** Covered Parking: **2**Parking Access: **Lane**Parking: **Carport; Multiple**

Dist. to Public Transit:

Dist. to School Bus:

Title to Land: **Freehold NonStrata**Property Disc.: **No**

PAD Rental:

Fixtures Leased: **No**Fixtures Rmvd: **No**Floor Finish: **Hardwood**Legal: **PLAN 4501 LOT 35 EXCEPT THE WEST 16 FEET OF LOT 9, BLOCK 1 DL 5256**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**Features: **Clothes Washer/Dryer**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 14'1	Bsmt	Laundry	11'3 x 8'8			x
Main	Dining Room	10'8 x 10'6			x			x
Main	Kitchen	10'10 x 9'7			x			x
Main	Master Bedroom	12'4 x 10'10			x			x
Main	Bedroom	10'11 x 9'4			x			x
Main	Foyer	7'6 x 4'10			x			x
Bsmt	Utility	16'10 x 13'2			x			x
Bsmt	Storage	19'11 x 13'1			x			x
Bsmt	Storage	13'7 x 9'1			x			
Bsmt	Workshop	14'11 x 11'4			x			

Finished Floor (Main): **1,009**
 Finished Floor (Above): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **975**
 Finished Floor (Total): **1,984 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,984 sq. ft.**

of Rooms: **11**
 # of Kitchens: **1**
 # of Levels: **2**
 Suite:
 Crawl/Bsmt. Height:
 Beds in Basement: **0** Beds not in Basement: **2**
 Basement: **Full, Partly Finished**

Bath: 1
 Floor: **Main**
 # of Pieces: **4**
 Ensuite?: **No**

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

Listing Broker(s): **Pospischil Realty Group****Pospischil Realty Group**

Rare 50x134 lot in prime Kerrisdale neighbourhood on quiet street with RS5 zoning. Classic 1924 original home with full basement and 2 br on main. Beautiful open treeless yard with lots of natural sun exposure. Excellent home and property to restore, renovate, or build your dream home in this great pocket. Finally a yard large enough for your vegetable garden, hot tub, and the kids! Excellent location. Walk to Kerrisdale shopping, cafes, restaurants, Kerrisdale community centre (pool), and in great school catchments. View photos of this home online and join us for our open houses Sat/Sun Sept 16/17 (2-4pm).