



Presented by:
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Vancouver West, University VW Residential Detached
1868 ACADIA RD, V6T 1R3 MLS# V1098125 **Active**



List Price: \$5,380,000 Previous Price:
 Original Price: \$5,380,000

Complex/Subdiv:

Frontage: 80.00 ft	Bedrooms: 4	PID: 004-082-052
Depth/Size: 175	Bathrooms: 2	Type: House/Single Family
Lot Area SqFt: 14,000	Full Baths: 2	Approx Yr Blt: 1948
Rear Yard Exp: E	Half Baths: 0	Age at List Date: 67
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$11,111 (2013)
Flood Plain:	Zoning: SFD	

View:
 Serv. Connected: Electricity, Natural Gas, Water

Style of Home: 2 Storey	Total Parking: 3	Covered Parking: 1
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Single	
Exterior: Stucco		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring:		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Electric		Mortgage Info: \$0
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Fenced Yard		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL VAP5449 LT 10 BLK 66 DL 140 LD 36
 Amenities:
 Site Influences:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 32'	Bsmt	Bedroom	18' X 11'			X
Main F.	Dining	14' X 15'	Bsmt	Bedroom	11' X 13'			X
Main F.	Kitchen	14' X 13'6	Bsmt	Kitchen	11' X 11'			X
Main F.	Master Bedroom	14'8 X 12'4			X			X
Main F.	Bedroom	11'5 X 12'			X			X
Main F.	Eating Area	7'4 X 5'4			X			X
Main F.	Porch (enclosed)	4'10 X 6'			X			X
Bsmt	Recreation Room	18' X 18'8			X			X
Bsmt	Laundry	14'6 X 10'6			X			
Bsmt	Living Room	18'6 X 10'6			X			

<u>Floor Area (SqFt):</u>				<u>Bathrooms</u>	
Main Floor Area SqFt:	1,395	Total # Rooms:	13	1 4 Piece; Ensuite: N; Level: Main F.	
Finished Floor Up SqFt:	0	# Kitchens:	2	2 3 Piece; Ensuite: N; Level: Bsmt	
Finished Floor Down:	1,395	Finished Levels:	2	3	
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:		4	
Total Finished Floor SqFt:	2,790	Basement Area:	None	5	
				6	
Unfinished Floor:	0	Suite:		7	
Grand Total Floor Area:	2,790			8	

Listing Broker(s): RE/MAX Crest Realty Westside

Build your dream home on this outstanding level 14,000 square foot lot (80 x 175) on the University Endowment Lands. Start the Year of 2015 by owning this exceptionally valuable property with the Pacific Spirit Park right at your quiet, incredibly private back yard. Walking distance to the University, shops, transportation and beautiful beaches. UBC is an extraordinarily wonderful community!