



Presented by:  
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Vancouver West, University VW Residential Detached  
**2088 ALLISON RD, V6T 1T4** **MLS# V970028** **Sold**



List Price: \$5,960,000    Sold Price: \$5,600,000    Days on Market: 2  
 Sold Date: 08-Sep-12

Complex/Subdiv:

Frontage: 112.80 ft	Bedrooms: 5	PID: 005-075-653
Depth/Size: 168.4	Bathrooms: 6	Type: House/Single Family
Lot Area SqFt: 19000.00	Full Baths: 6	Approx Yr Blt: 1991
Rear Yard Exp: NE	Half Baths: 0	Age at List Date: 21
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$9,617 (2012)
Flood Plain:	Zoning: SFD	

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

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking: 2	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Add. Parking Avail., Carport & Garage, Garage; Double	
Exterior: Stucco		
Rainscreen:	R/I Plumbing: Dist to Public Trans: 1	Dist to School Bus: 1
Type of Roof: Tile - Composite	Possession:	
Renovations:	Reno Year: 2012	Title to Land: Freehold NonStrata
Flooring: Mixed		Seller's Interest: Registered Owner
Water Supply: City/Municipal		Mortgage Info: \$0
Heat/Fuel: Hot Water		
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Electric		Out Buildings:
Outdoor Area: Fenced Yard, Sundeck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL VAP5449 LT 18 BLK 75 DL 140 LD 36 GROUP 1.  
 Amenities:  
 Site Influences: Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby  
 Features Incl: Air Conditioning, Clothes Washer/Dryer/Fridge/Stove/DW, Microwave, Oven-Built In, Vacuum Blt. In

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	32'2 X 15'3	Below	Recreation Room	34'4 X 15'3			X
Main F.	Kitchen	13'1 X 11'1	Below	Bedroom	16'7 X 12'1			X
Main F.	Dining	13'7 X 16'5	Below	Bedroom	14'8 X 10'9			X
Main F.	Master Bedroom	20'2 X 14'1	Below	Wine Room	8'8 X 6'6			X
Main F.	Bedroom	15'2 X 12'6	Below	Laundry	10'4 X 9'1			X
Main F.	Bedroom	14'5 X 10'1						X
Main F.	Family Room	17'8 X 17'						X
Main F.	Foyer	19'7 X 7'1						X
Main F.	Office	10'1 X 10'2						X
Main F.	Eating Area	15'1 X 14'1						X

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt: 3,208	Total # Rooms: 15	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down: 0	Finished Levels: 2	3 3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Bsmt SqFt: 2,092	Crawl/Bsmt Height:	4 3 Piece; Ensuite: N; Level: Main F.
Total Finished Floor SqFt: 5,300	Basement Area: Fully Finished	5 3 Piece; Ensuite: Y; Level: Below
		6 3 Piece; Ensuite: Y; Level: Below
Unfinished Floor: 0	Suite:	7
Grand Total Floor Area: 5,300		8

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

Beautifully grand spanish luxury two storey house in prestigious UBC. Fully renovated in 2012. Bright open floor plan with premium built 5 lovely ensuites + office. Spacious family room, living room, and dining area, new large sundeck at rear and beautiful landscaping. U-Hill Elementary and Secondary catchment. Walk to Pacific Spirit Park, the UBC Village shops, Golf Course, and the beach. Public open house Saturday and Sunday Sept. 8, & 9, 1:00-4:30 PM.



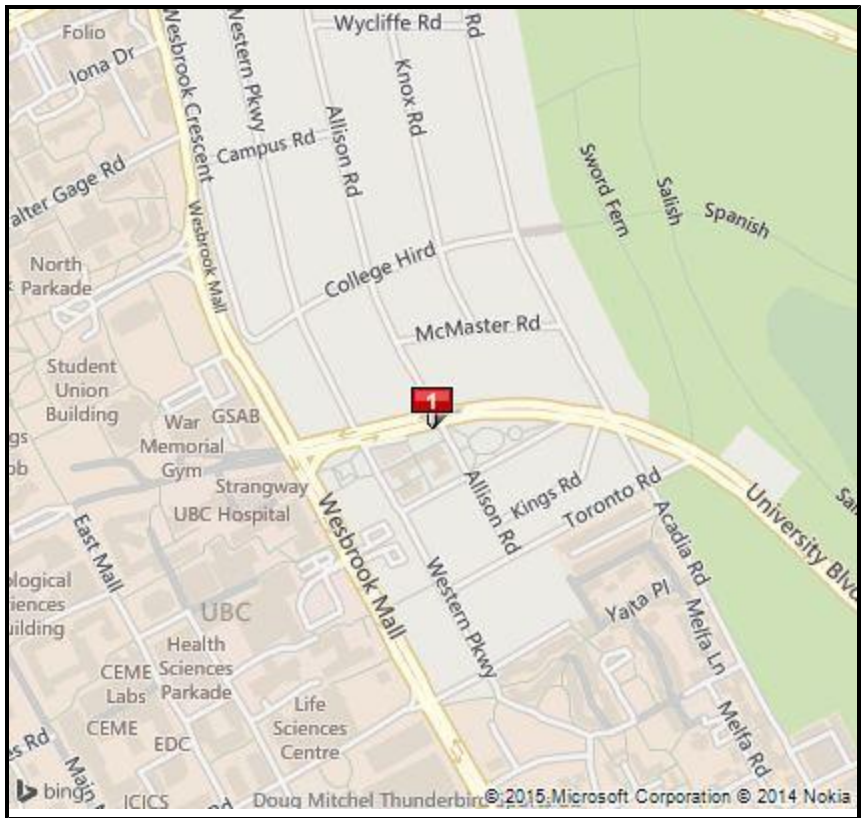
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 Vancouver West, University VW

MLS#: V970028

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