



Presented by:
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Vancouver West, University VW Residential Detached
MLS# V912500 **Sold**
1689 ALLISON RD, V6T 1S7



List Price: \$3,568,000 Sold Price: \$3,470,000 Days on Market: 8
 Sold Date: 04-Oct-11

Complex/Subdiv: University Lands

Frontage: 80.00 ft	Bedrooms: 6	PID: 011-159-952
Depth/Size: 172.5	Bathrooms: 5	Type: House/Single Family
Lot Area SqFt: 13800.00	Full Baths: 3	Approx Yr Blt: 1930
Rear Yard Exp: W	Half Baths: 2	Age at List Date: 81
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$9,233 (2011)
Flood Plain:	Zoning: SINGLE	

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

Style of Home: 2 Storey w/Bsmt.	Total Parking: 2	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double	
Exterior: Stucco		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations:	Reno Year:	Possession: TBA
Flooring: Hardwood, Wall/Wall/Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Forced Air		Mortgage Info: \$0
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural, Wood		Out Buildings: /Garage Sz: 19'9x19'6/Door Ht: OHD
Outdoor Area: Patio(s) & Deck(s), Fenced Yard		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: LT 18 BLK 80 DL 140 LD 36 PL 5449

Amenities:

Site Influences: Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	20'8 X 15'7	Above	Bedroom	13'7 X 11'6	Bsmt	Den	10'11 X 9'9
Main F.	Dining	16'6 X 13'0	Above	Walk-In Closet	5'5 X 3'2	Below	Laundry	9'8 X 7'1
Main F.	Kitchen	13'6 X 13'2	Above	Storage	6'7 X 4'10	Bsmt	Storage	20'10 X 13'2
Main F.	Eating Area	16'6 X 16'3	Above	Bedroom	11'6 X 7'5			X
Main F.	Family Room	20'0 X 16'7	Above	Den	11'5 X 6'10			X
Main F.	Solarium	11'10 X 10'1	Bsmt	Bedroom	16'0 X 10'6			X
Main F.	Den	14'8 X 13'0	Bsmt	Walk-In Closet	5'3 X 3'10			X
Main F.	Walk-In Closet	5'11 X 4'3	Bsmt	Bedroom	11'10 X 10'7			X
Main F.	Foyer	14'8 X 7'11	Bsmt	Walk-In Closet	4'7 X 3'10			
Above	Master Bedroom	17'3 X 10'7	Bsmt	Bedroom	12'2 X 10'0			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 2,224	Total # Rooms: 23	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 1,359	# Kitchens: 1	2 5 Piece; Ensuite: Y; Level: Above
Finished Floor Down: 0	Finished Levels: 4	3 2 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt: 1,622	Crawl/Bsmt Height:	4 4 Piece; Ensuite: N; Level: Above
Total Finished Floor SqFt: 5,205	Basement Area: Full, Partly Finished	5 4 Piece; Ensuite: N; Level: Bsmt
		6
Unfinished Floor: 0	Suite:	7
Grand Total Floor Area: 5,205		8

Listing Broker(s): Westside Tom Gradecak Realty

Rarely available 80' x 172.5' property on quiet Allison Road. Build your dream home or hold this prime piece of real estate for the future. Current 6 bedroom, 5 bathroom, two storey plus basement home is over 5,200 square feet and is very livable but the value is mainly in the land. Owner occupied so please do not walk on the property without an appointment. School Catchment: University Hill Elementary and University Hill Secondary



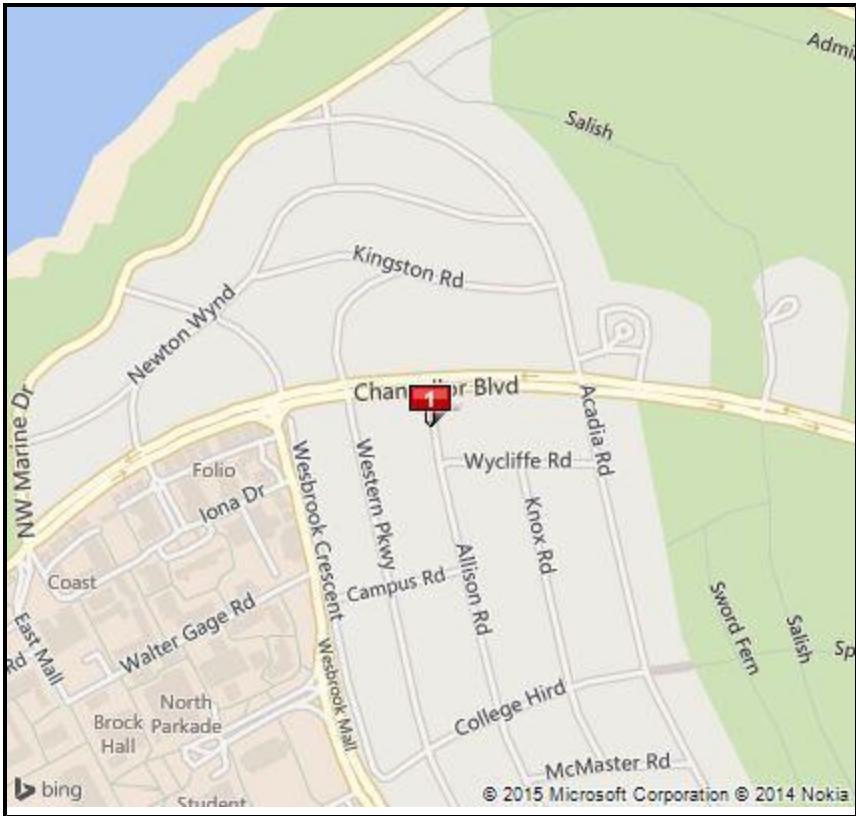
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