



Presented by:
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Vancouver West, University VW Residential Detached
2055 ACADIA RD, V6T 1R6 **MLS# V983869** **Sold**



List Price: \$4,300,000 Sold Price: \$4,000,000 Days on Market: 1
 Sold Date: 04-Jan-13

Complex/Subdiv:

Frontage: 112.70 ft	Bedrooms: 1	PID: 011-160-730
Depth/Size: 165	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 18596.00	Full Baths: 3	Approx Yr Blt: 1952
Rear Yard Exp: SW	Half Baths: 0	Age at List Date: 61
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$12,443 (2012)
Flood Plain:	Zoning: RES	

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

Style of Home: 1 Storey	Total Parking: 4	Covered Parking: 4
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double	
Exterior: Mixed		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt	Reno Year:	Dist to School Bus:
Renovations:		Possession:
Flooring:		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Forced Air		Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Wood		Out Buildings:
Outdoor Area: Patio(s) & Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL VAP5449 LT 9 BLK 75 DL 140 LD 36 GROUP 1.
 Amenities:
 Site Influences:
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Security System, Smoke Alarm

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	25' X 16'			X			X
Main F.	Dining	12' X 10'			X			X
Main F.	Kitchen	12' X 12'			X			X
Main F.	Foyer	11'8 X 6'2			X			X
Main F.	Office	15' X 13'			X			X
Above	Master Bedroom	20' X 19'			X			X
Above	Other	10' X 7'			X			X
Above	Other	12' X 12'			X			X
					X			
					X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,375	Total # Rooms: 8	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 612	# Kitchens: 1	2 4 Piece; Ensuite: Y; Level: Above
Finished Floor Down: 0	Finished Levels: 1	3 3 Piece; Ensuite: N; Level: Below
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	
Total Finished Floor SqFt: 1,987	Basement Area: Crawl	5
		6
Unfinished Floor: 0	Suite:	7
Grand Total Floor Area: 1,987		8

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

Rarely available 18,600 sqft large quiet flat corner lot in UBC prestigious neighborhood. It's a beautiful place to live in or to build your dream home. Steps to UBC campus, public transportation, Golf course, Pacific spirit park.



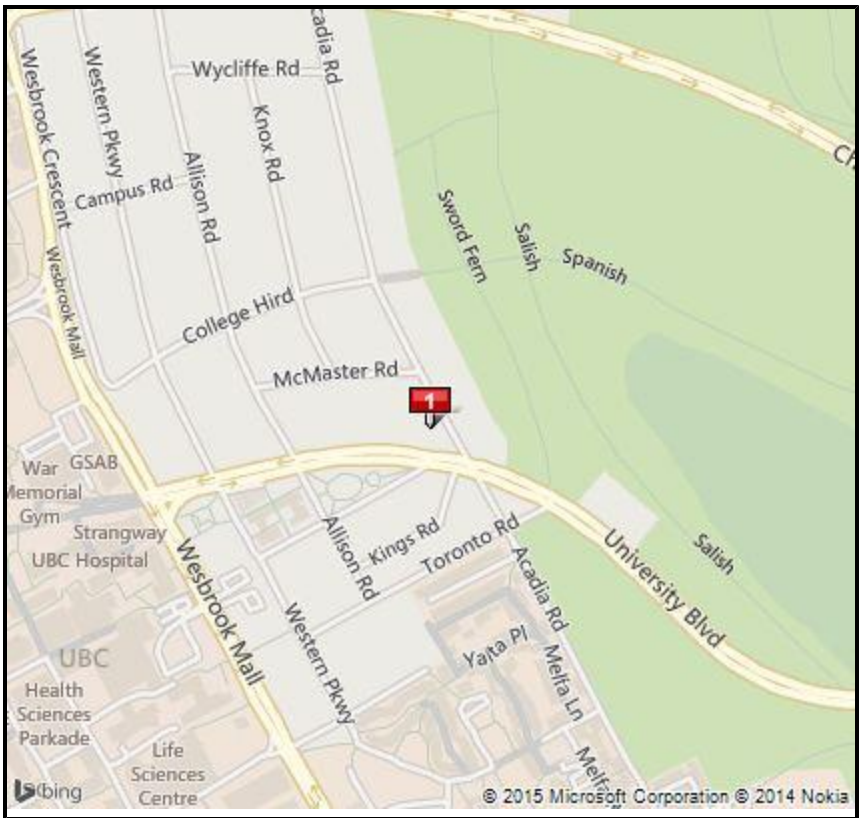
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