



Presented by:
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Vancouver West, Kerrisdale Residential Detached
1933 W 42ND AV, V6M 2B2 MLS# V827439 **Sold**



List Price: \$1,778,000 Sold Price: \$1,820,000 Days on Market: 7
 Sold Date: 10-May-10

Complex/Subdiv:

Frontage: 33.00 ft	Bedrooms: 4	PID: 012-092-771
Depth/Size: 134.86	Bathrooms: 5	Type: House/Single Family
Lot Area SqFt: 4450.00	Full Baths: 4	Approx Yr Blt: 1998
Rear Yard Exp: N	Half Baths: 1	Age at List Date: 12
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$6,207 (2009)
Flood Plain:	Zoning: RS-6	

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

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

Legal: PL 2293 LT 12 BLK 15 DL 526 LD 36 SUBSIDY LOT 6 E PTN, GROUP 1.
 Amenities: Air Cond./Central, In Suite Laundry
 Site Influences: Central Location, Recreation Nearby, Shopping Nearby
 Features Incl: Air Conditioning, Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Heat Recov. Vent., Intercom, Jetted Bathtub, Sprinkler - Fire

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 15'			X			X
Main F.	Kitchen	11' X 18'			X			X
Main F.	Dining	14' X 12'			X			X
Main F.	Family Room	12' X 16'			X			X
Main F.	Foyer	10' X 8'			X			X
Above	Master Bedroom	14' X 15'			X			X
Above	Bedroom	12' X 10'			X			X
Above	Bedroom	11' X 10'			X			X
Above	Bedroom	10' X 10'			X			X
Bsmt	Recreation Room	24' X 14'			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,067	Total # Rooms: 10	1 5 Piece; Ensuite: Y; Level: Above
Finished Floor Up SqFt: 1,042	# Kitchens: 1	2 4 Piece; Ensuite: Y; Level: Above
Finished Floor Down: 0	Finished Levels: 3	3 4 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt: 555	Crawl/Bsmt Height:	4 2 Piece; Ensuite: N; Level: Main F.
Total Finished Floor SqFt: 2,664	Basement Area: Fully Finished	5 3 Piece; Ensuite: N; Level: Bsmt
		6
Unfinished Floor: 0	Suite:	7
Grand Total Floor Area: 2,664		8

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

Beautiful 2,664 sf home on lovely south facing lot in prime Kerrisdale area. Hardwood floors, granite counters, a/c & fresh air exchange system. Convenient in-floor radiant H/W heat, high ceilings, pot lights thru-out, I/C, security system, steam room/shower, tons of crawl space. Easy access to UBC, Richmond & Downtown. walking distance to shops, schools and bus transit. Very easy to show. Open House Sat, May 8th & Sun, May 9th 2-4pm.



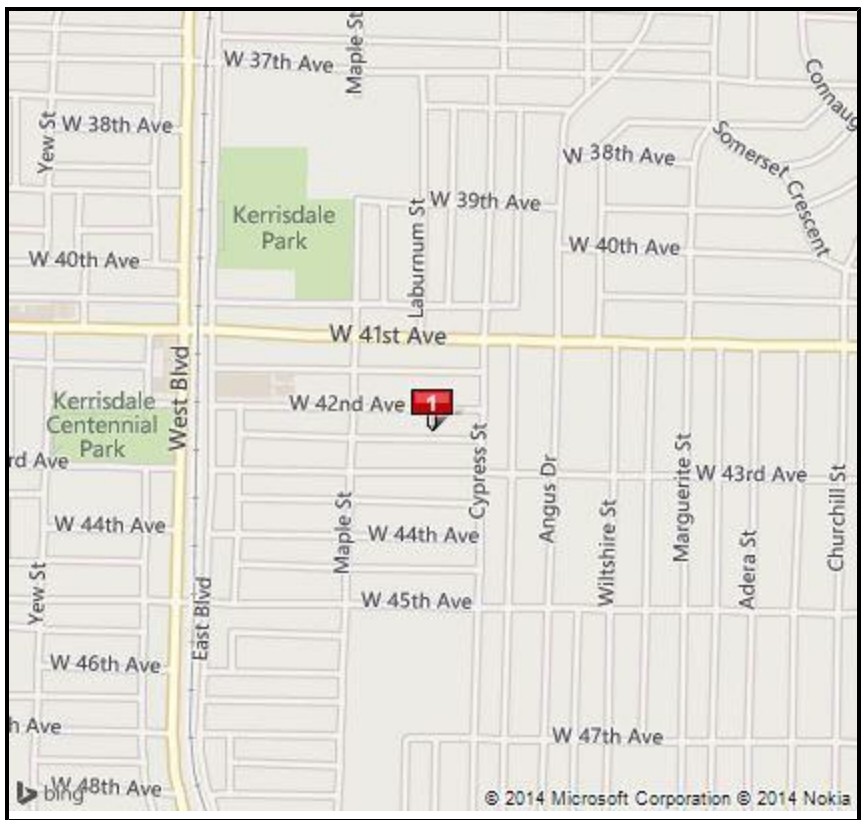
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