



Presented by:
George Xia
 RE/MAX Crest Realty (Westside)
 Cell: 778-998-2768
 Email: georgexia@remax.net



Vancouver West, Arbutus Residential Detached
3149 W 19TH AV, V6L 1E8 MLS# V852502 **Sold**



List Price: \$3,590,000 Sold Price: \$3,460,000 Days on Market: 2
 Sold Date: 29-Sep-10

Complex/Subdiv:

Frontage: 49.00 ft	Bedrooms: 5	PID: 010-098-151
Depth/Size: 153	Bathrooms: 6	Type: House/Single Family
Lot Area SqFt: 7497.00	Full Baths: 6	Approx Yr Blt: 2008
Rear Yard Exp: N	Half Baths: 0	Age at List Date: 2
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$11,374 (2010)
Flood Plain:	Zoning: RS-1	

View: Y - MOUNTAIN VIEW
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Style of Home: 2 Storey w/Bsmt.	Total Parking: 4	Covered Parking: 4
Construction: Frame - Wood	Parking Access: Rear	
Foundation: Concrete Perimeter	Parking Facilities: Other	
Exterior: Wood		
Rainscreen:	R/I Plumbing:	Dist to Public Trans: 3 Dist to School Bus: 1
Type of Roof: Asphalt	Possession:	
Renovations:	Reno Year:	Title to Land: Freehold NonStrata
Flooring: Hardwood, Tile, Other		Seller's Interest: Registered Owner
Water Supply: City/Municipal		Mortgage Info: \$0
Heat/Fuel: Radiant		
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Fenced Yard, Patio(s) & Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL 8426 LT 53 BLK Y DL 36
 Amenities:
 Site Influences: Central Location, Private Yard, Recreation Nearby, Shopping Nearby
 Features Incl: Air Conditioning, Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Heat Recov. Vent., Intercom, Oven-Built In, Security System, Sprinkler - Inground, Wet Bar, Vacuum Blt. In

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 14'6"	Above	Bedroom	11'9" X 11'3"			X
Main F.	Kitchen	17' X 9'4"	Above	Bedroom	12'2" X 10'11"			X
Main F.	Dining	15' X 10'	Bsmt	Recreation Room	18' X 16'10"			X
Main F.	Den	14'8" X 11'9"	Bsmt	Media Room	18'10" X 12'			X
Main F.	Family Room	16'9" X 13'6"	Bsmt	Games Room	13'6" X 12'6"			X
Main F.	Nook	17' X 9'3"	Bsmt	Bedroom	18'5" X 11'6"			X
Main F.	Wok Kitchen	7' X 6'6"	Bsmt	Laundry	12' X 11'7"			X
Main F.	Mud Room	7' X 6'6"			X			X
Above	Master Bedroom	16'9" X 13'6"			X			
Above	Bedroom	11'9" X 11'3"			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,602	Total # Rooms: 17	1 3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt: 1,597	# Kitchens: 1	2 4 Piece; Ensuite: Y; Level: Above
Finished Floor Down: 1,301	Finished Levels: 3	3 3 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 9'	4 6 Piece; Ensuite: Y; Level: Above
Total Finished Floor SqFt: 4,500	Basement Area: Fully Finished	5 3 Piece; Ensuite: N; Level: Bsmt
		6 4 Piece; Ensuite: N; Level:Bsmt
Unfinished Floor: 0	Suite:	7
Grand Total Floor Area: 4,500		8

Listing Broker(s): Sutton Grp West Coast (VanCam)

Builder's Own Home!! Georgie Award winner Vanagon Construction and renowned interior designer Joey Chan have produced yet another exceptional home complete with all the luxuries any buyer would want. This south facing 4500sq ft home is located in the much sought after Arbutus/Mackenzie Heights area, it comes with 5 bdrms and 6 bthrms, 4 car garage, 560sq ft outside deck, home theatre, 'smart lighting' system, award winning kitchen w/top of the line appliances, steam bath, sauna, A/C, HRV, beautiful wet bar, high ceilings, 2-5-10 NHW and many more. Steps from Carnarvon Park and minutes from Prince of Wales, Crofton House, St. Georges and UBC. Owners are willing to part with all the furniture. Must see to appreciate!!



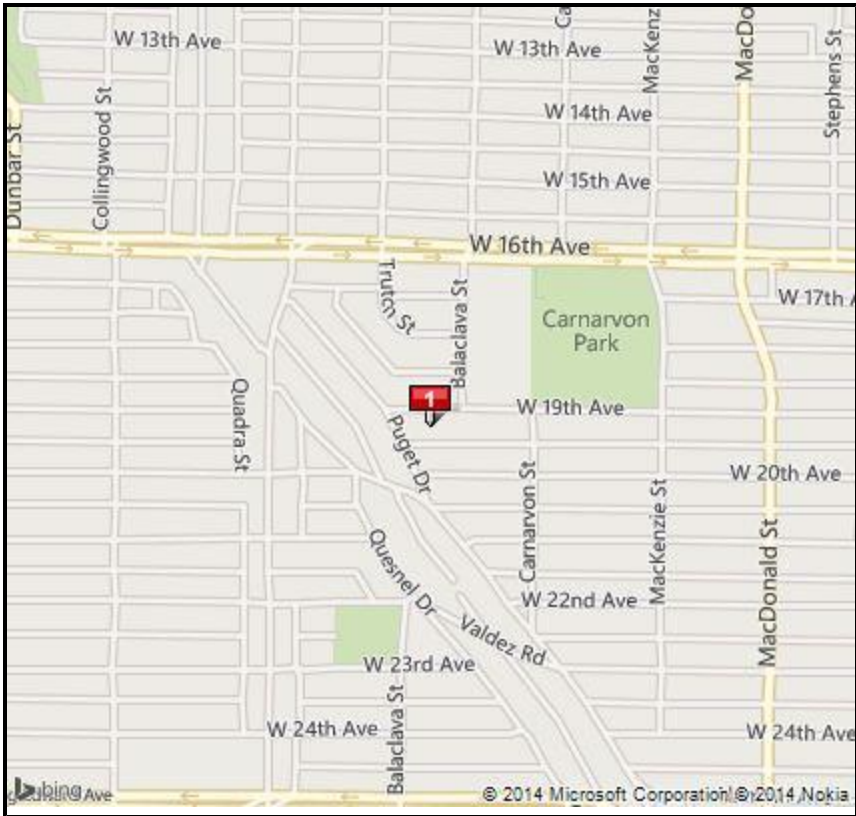
Presented By:
George Xia
 RE/MAX Crest Realty (Westside)
 / Cell: 778-998-2768
 Email: georgexia@remax.net



3149 W 19TH AV
 Vancouver West, Arbutus

MLS#: V852502

List Price: \$3,590,000



Builder's Own Home!! Georgie Award winner Vanagon Construction and renowned inte, rior designer Joey Chan have produced yet another exceptional home complete with, all the luxuries any buyer would want. This south facing 4500sq ft home is located in the much sought after Arbutus/Mackenzie Heights area, it comes with 5 bdrms and 6 bthrms, 4 car garage, 560sq ft outside deck, home theatre, 'smart lighting' system, award winning kitchen w/top of the line appliances, steam bath, sauna, A/C, HRV, beautiful wet bar, high ceilings, 2-5-10 NHW and many more. Steps from Carnarvon Park and minutes from Prince of Wales, Crofton House, St. Georges and UBC. Owners are willing to part with all the furniture. Must see to appreciate!!

Listing Broker(s): Sutton Grp West Coast (VanCam)