



Presented by:

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Active
R2039831

Board: V
House/Single Family

2193 W 21ST AVENUE

Vancouver West
Arbutus
V6L 1J2

Residential Detached

\$5,200,000 (LP)

(SP)



Sold Date:	Frontage (feet):	50.00	Original Price: \$5,200,000
Depth / Size (ft.):	Bedrooms:	8	Approx. Year Built: 2011
Lot Area (sq.ft.):	Bathrooms:	6	Age: 5
Flood Plain:	Full Baths:	6	Zoning: RS-1
Rear Yard Exp: North	Half Baths:	0	Gross Taxes: \$13,692.54
Approval Req?:			For Tax Year: 2015
If new, GST/HST inc?:			Tax Inc. Utilities?: No
			P.I.D.: 011-259-485

View: **Yes: North Shore Mountains**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Other, Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Rooftop Deck**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: **4** Covered Parking: **4** Parking Access: **Lane**
 Parking: **Other**

Dist. to Public Transit: **CLOSE** Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish: **Mixed**

Legal: **PL VAP4998 LT 21 BLK 532 DL 526 LD 36**

Amenities:

Site Influences:

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Security System, Smoke Alarm, Sprinkler - Fire,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	24' x 17'	Above	Bedroom	11'2' x 9'10'			x
Main	Family Room	24'2' x 15'10'	Below	Recreation	22'2' x 14'8'			x
Main	Kitchen	10'10' x 13'14'	Below	Media Room	21'11' x 12'8'			x
Main	Wok Kitchen	5'6' x 8'	Below	Bedroom	14' x 9'			x
Main	Den	14'7' x 7'8'	Below	Bedroom	13' x 7'4'			x
Main	Nook	10' x 8'	Below	Bedroom	12' x 11'			x
Main	Bedroom	10' x 9'	Below	Laundry	6'6' x 6'8'			x
Above	Master Bedroom	14'6' x 14'10'						x
Above	Bedroom	17' x 9'10'						x
Above	Bedroom	11'2' x 10'						x

Finished Floor (Main): **1,500**
 Finished Floor (Above): **1,143**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **1,521**
 Finished Floor (Total): **4,164 sq. ft.**

Unfinished Floor: **0**
 Grand Total: **4,164 sq. ft.**

of Rooms: **17**
 # of Kitchens: **2**
 # of Levels: **3**
 Suite:
 Crawl/Bsmt. Height:
 Beds in Basement: **0** Beds not in Basement: **8**
 Basement: **Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Above	6	Yes
3	Above	5	Yes
4	Above	4	Yes
5	Below	4	No
6	Below	4	No
7			
8			

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Door Height:

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

Custom built home on a 50' X 122' corner lot with amazing views of North Shore Mountains is located on a quiet tree-lined street. This home features detailed craftsmanship from walnut hardwood flooring to wok kitchen, 8 bedrooms & 6 bathrooms & beautiful private yard. Steps away from public transit, shopping & Arbutus Club. Trafalgar Elementary & Prince of Wales Secondary Catchment. Public open house 2:00-4:00PM Sat & Sun Mar 5 & 6