



Presented by:

**George Xia**

RE/MAX Crest Realty Westside  
Phone: 778-998-2768

georgexia@remax.net



**Active**  
**R2151035**  
Board: V  
House/Single Family

**2599 W 35TH AVENUE**

Vancouver West  
MacKenzie Heights  
V6N 2L9

Residential Detached

**\$4,680,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>60.00</b>	Original Price: <b>\$4,680,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>9999</b>
Depth / Size: <b>130</b>	Bathrooms:	<b>0</b>	Age: <b>999</b>
Lot Area (sq.ft.): <b>7,800.00</b>	Full Baths:	<b>0</b>	Zoning: <b>RS-5</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$11,295.45</b>
Rear Yard Exp:			For Tax Year: <b>2016</b>
Approval Req?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>013-271-890</b>
			Tour:

View: :  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas**

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Other**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Fenced Yard**  
 Type of Roof: **Asphalt**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**  
 Parking: **Garage; Single**  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish:

Legal: **PL VAP2977 LT 16 BLK 18 DL 526 LD 36**

Amenities:  
Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'10 x 13'1	Bsmt	Bedroom	14'1 x 12'9			x
Main	Dining Room	10'8 x 7'4	Bsmt	Laundry	11'6 x 11'3			x
Main	Kitchen	10' x 9'9						x
Main	Bedroom	10'11 x 10'11						x
Main	Foyer	6'4 x 4'1						x
Main	Bedroom	10'11 x 10'11						x
Above	Master Bedroom	14'1 x 9'1						x
Above	Bedroom	12'2 x 12'2						x
Bsmt	Recreation	15' x 12'11						x
Bsmt	Den	11'2 x 10'6						x

Finished Floor (Main):	<b>912</b>	# of Rooms:	<b>12</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>442</b>	# of Kitchens:	<b>1</b>	1				Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>3</b>	2				Workshop/Shed:
Finished Floor (Basement):	<b>888</b>	Suite:		3				Pool:
Finished Floor (Total):	<b>2,242 sq. ft.</b>	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>1</b>	Beds not in Basement: <b>4</b>	5				Door Height:
Grand Total:	<b>2,242 sq. ft.</b>	Basement: <b>Full</b>		6				
				7				
				8				

Listing Broker(s): **Amex - Sunrich Realty**

**Don't miss this great opportunity to own a 2 story with fully finished basement in the prestigious Mackenzie Heights. Big lot 7800 sqft (60 x 130), RS-5 zoning. House currently tenanted at \$3300. Mountain view. Great investment potential, hold or build your dream home. Close to the city's best private and public schools (Point Grey High, Quilchena Elementary, York House, Crofton & Saint Geroge's). Quick access to UBC, downtown and airport. Convenient transit access and short walk to shopping. Call to view.**