



Presented by:
Paul Zhang
 Sutton West Coast Realty
 Phone: (604) 925-1111 Cell: (778) 998-8879
 Email: paul@paulzhang.com
 Website: www.VancouverHomeSolution.com



Vancouver West, Marpole Residential Detached
775 W 60TH AV, V6P 2A1 MLS# V1022317 **Active**



List Price: \$2,580,000 Previous Price:
 Original Price: \$2,580,000

Complex/Subdiv: MARPOLE

Frontage: 44.00 ft	Bedrooms: 5	PID: 010-278-231
Depth/Size: 131.72	Bathrooms: 6	Type: House/Single Family
Lot Area SqFt: 5,796	Full Baths: 5	Approx Yr Blt: 2006
Rear Yard Exp: N	Half Baths: 1	Age at List Date: 7
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$8,871 (2013)
Flood Plain:	Zoning: RS1	

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

Style of Home: 2 Storey w/Bsmt.	Total Parking: 5	Covered Parking: 3
Construction: Frame - Wood	Parking Access: Rear	
Foundation: Concrete Perimeter	Parking Facilities: Det.Grge/Carport, Garage; Triple	
Exterior: Brick		
Rainscreen:	R/I Plumbing:	Dist to Public Trans: 2 BLOCKS Dist to School Bus: 2 BLOCKS
Type of Roof: Tile - Composite	Reno Year:	Possession:
Renovations:	Title to Land: Freehold NonStrata	
Flooring: Hardwood, Laminate, Tile	Seller's Interest: Registered Owner	
Water Supply: City/Municipal	Mortgage Info: \$0	
Heat/Fuel: Radiant		
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Fenced Yard		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL VAP8022 LT 17 BLK E DL 323 LD 36

Amenities:

Site Influences: Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby

Features Incl: Air Conditioning, Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Oven-Built In, Security System, Smoke Alarm

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Entrance Hall	7'5" X 9'1"	Above	Bedroom	11'3" X 12'3"			X
Main F.	Living Room	13'1" X 12'0"	Above	Bedroom	12'8" X 10'5"			X
Main F.	Office	11'3" X 11'9"	Above	Bedroom	11'1" X 10'11"			X
Main F.	Dining	14'6" X 12'1"	Above	Laundry	5'5" X 6'10"			X
Main F.	Family Room	10'9" X 14'1"	Below	Bedroom	9'10" X 9'9"			X
Main F.	Eating Area	6'9" X 14'1"	Below	Living Room	14'0" X 12'8"			X
Main F.	Kitchen	16'4" X 13'9"	Below	Kitchen	11'8" X 9'4"			X
Main F.	Wok Kitchen	10'2" X 4'11"	Below	Great Room	15'6" X 13'8"			X
Above	Master Bedroom	19'8" X 14'2"						X
Above	Walk-In Closet	7'10" X 4'8"						X

Floor Area (SqFt):		Total # Rooms:		Bathrooms	
Main Floor Area SqFt:	1,350	Total # Rooms:	18	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	1,228	# Kitchens:	2	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:	923	Crawl/Bsmt Height:		4	3 Piece; Ensuite: Y; Level: Above
Total Finished Floor SqFt:	3,501	Basement Area:	Full, Fully Finished, Separate Entry	5	4 Piece; Ensuite: N; Level: Bsmt
Unfinished Floor:	0	Suite:	Unauthorized Suite	6	4 Piece; Ensuite: N; Level:Bsmt
Grand Total Floor Area:	3,501			7	
				8	

Listing Broker(s): Sutton Grp-West Coast Rty WVan

Beautifully custom built house in the centre of Marpole. Excellent layout with good sized spacious rooms throughout. Big kitchen with granite counter top, island and premium appliances (Fridgidare). Close to everything (i.e elementary, secondary schools, golf course, community centre, parks, buses & skytrain). Two separate suites in basement with separated entrance on each. Large crawl space.