

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 775 W 60TH AV, V6P 2A1 MLS# V1022317

Residential Detached Active

			Li	st Price:	\$2,580,000	0 Previous Price: Original Price:	\$2,58	30,000	
			Fro	mplex/Subdiv: ontage: opth/Size: t Area SqFt:	MARPOLE 44.00 ft 131.72 5,796	Bedrooms: Bathrooms: Full Baths:	5 6 5	PID: Type: Approx Yr Blt:	010-278-231 House/Single Family 2006
			Fic	ar Yard Exp: eas Type: ood Plain:	N Feet	Half Baths: If New GST/HST In Zoning:	1 cl: RS1	Age at List Date Taxes:	: 7 \$8,871 (2013)
			and the second se	ew: rv. Connected	: Community	, Electricity, Natura	ll Gas, Sa	anitary Sewer, '	Water
Style of Home:	2 Storey w/					Total Parking:	5	Covere	ed Parking: 3
Construction: Foundation: Exterior:	Frame - Wo Concrete Po Brick					Parking Access: Parking Facilities:	Rear Det.Gro	ge/Carport, Gai	rage; Triple
ainscreen: ype of Roof:	Tile - Comp	osite		R/I Plumbing:		Dist to Public Trans: Possession:	2 BLOC	CKS Dist to S	School Bus: 2 BLOCKS
Renovations: Tooring: Vater Supply: Heat/Fuel:	Hardwood, City/Munici Radiant	Laminate		Reno Year:		Title to Land: Seller's Interest: Mortgage Info:		ld NonStrata ered Owner	
No. of Fireplaces: Fireplace Fuel: Dutdoor Area:	2 Gas - Natur Fenced Yar			R/I Fireplaces:		Property Disclosure: Out Buildings:	Y		
Pad Rental:									
Fixtures Leas Fixt Removed:		0 I T 17 I			,				
Fixtures Leas Fixt Removed: Legal: Amenities: Site Influences:	PL VAP802 Central Loc Air Conditic	ation, Go oning, Clo	If Cours othes W	asher/Dryer	ecreation Ne	arby, Shopping Nea e/DW, Drapes/Win Narm	2	verings, Garage	Door Opener,
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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.