



Presented by:
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Sold
R2205884
Board: V
House/Single Family

6207 LARCH STREET

Vancouver West

Kerrisdale

v6m 4e6

Residential Detached

\$2,820,000 (LP)

\$2,600,000 (SP)



Sold Date: **10/23/2017** Frontage (feet): **33.00** Original Price: **\$2,820,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1995**
Depth / Size: **118** Bathrooms: **5** Age: **22**
Lot Area (sq.ft.): **3,894.00** Full Baths: **4** Zoning: **RS-5**
Flood Plain: Half Baths: **1** Gross Taxes: **\$8,620.00**
Rear Yard Exp: For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?:
If new, GST/HST inc?: P.I.D.: **003-405-338**
Tour:

View: :

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas, Radiant**
Outdoor Area: **Fenced Yard, Sundeck(s)**
Type of Roof: **Tile - Concrete**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
Parking: **Garage; Double**

Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Legal: **LOT 14, EXCEPT THE EAST 7 FT, NOW ROAD OF LOT 13 BLK 1 DL 526 PL VAP3371**

Amenities:

Site Influences:

Features:

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

Finished Floor (Main): **917**
Finished Floor (Above): **946**
Finished Floor (Below): **0**
Finished Floor (Basement): **467**
Finished Floor (Total): **2,330 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,330 sq. ft.**

of Rooms: **11**
of Kitchens: **1**
of Levels: **3**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **1** Beds not in Basement: **4**
Basement: **Crawl, Fully Finished**

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

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

Listing Broker(s): **RE/MAX Real Estate Services**

Prime Kerrisdale area. 3-level home with 5 bedrooms (2 ensuites) and 4 1/2 bathrooms. Feature: maple hardwood floor/cabinets, granite countertops. 9 ft ceiling, radiant heating and air-conditioning. Detached 2-car garage. Fully fenced front/back yards and nice deck for entertaining. Walking distance for shops, buses on W.41st and different levels of schools. School catchment: Maple Grove Elementary and Magee Secondary Schools. Showings available on Tuesdays, Saturdays & Sundays afternoon by appointments with 24hr notice. Month-to-month tenancy at \$3250.