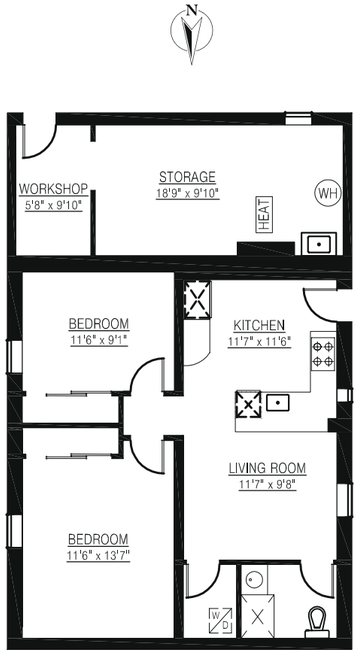
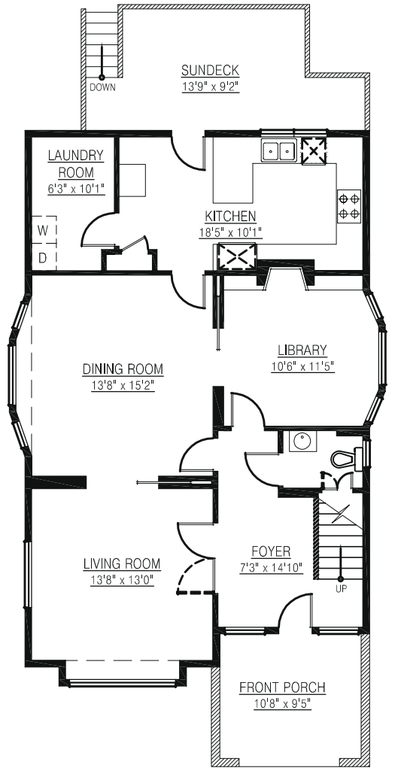
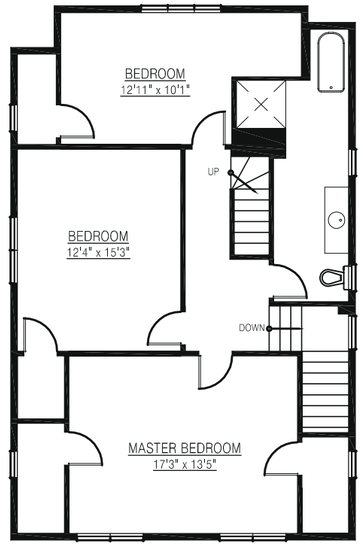


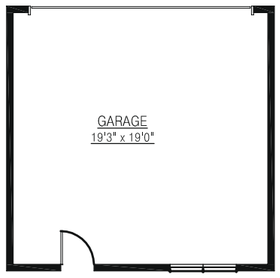
LOWER FLOOR PLAN



MAIN FLOOR PLAN

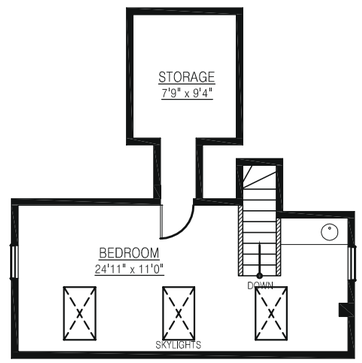


UPPER FLOOR PLAN



GARAGE FLOOR PLAN

2864 West 3rd Avenue Vancouver BC	
Top Floor	424 sq. ft.
Upper Floor	1036 sq. ft.
Main Floor	1061 sq. ft.
Basement	1056 sq. ft.
TOTAL	3577 sq. ft.
Outside Area	287 sq. ft.
Garage	405 sq. ft.



TOP FLOOR PLAN



When you have questions, you need
Answers In Real Estate
~ David Victor Setton

David Victor Setton



TRG Realty | 101 1965 West 4th Avenue | Vancouver | V6J 1M8
www.DavidSetton.com 604.808.9796 www.DavidSetton.com

AIR-newListing2011-2864w3rd.indd 1 4/5/11 1:38:47 PM





















Property

MLS#	V880454
Offered at	$2,000,000
Lot Dimensions	33.33’ x 120’
Lot Size	4000 square feet
Frontage	33.33’
Taxes (2010)	$ 5850.36
Zoning	RT-8
Legal Description	PL2375 | LT3 | BLK28 | DL192 | LD 36 OF LOT 2.
Year Built	1911
PID	013-838-016

Living Area

Main Level	1061 square feet
Upper Level	1460 square feet
Basement Level	1056 square feet
Total Area	3577 square feet

Main Level

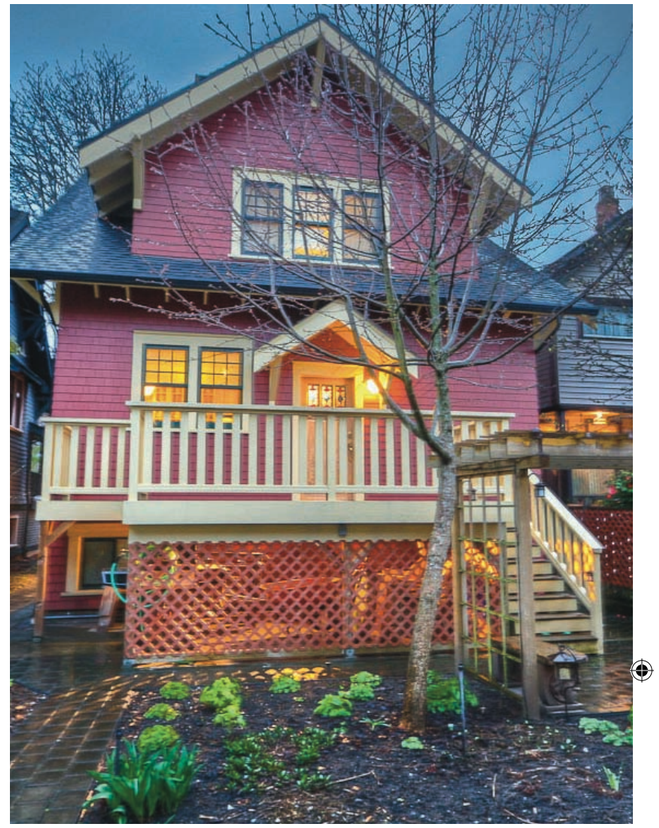
Living Room	13’8” x 13’0”
Dining Room	13’8” x 15’2”
Kitchen	18’5” x 10’1”
Library	10’6” x 11’5”
Foyer	7’3” x 14’10”
Laundry	6’3” x 10’1”
Porch	10’8” x 9’5”
Sundeck	13’9” x 9’2”

Upper Level

Bedroom	12’11” x 10’1”
Bedroom	12’4” x 15’3”
Bedroom	17’3” x 13’5”
Bedroom	24’11” x 11’0”
Storage Room	12’11” x 10’1”

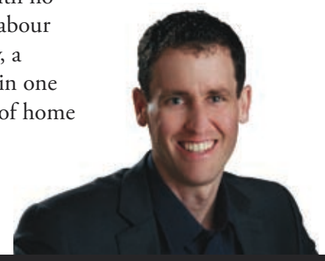
Basement Level

Storage Room	18’9” x 9’10”
Kitchen	11’7” x 11’6”
Living Room	11’7” x 9’8”
Bedroom	11’6” x 13’7”
Bedroom	11’6” x 9’1”
Workshop	5’8” x 9’10”



Completely restored 1911 Craftsman Home directly across the street from Tatlow Park.

You will be hard pressed to find a heritage home of this quality in Vancouver. Every detail has been addressed - from those you can’t see such as the new electrical and mechanical systems and lifetime warranty on the 2008 roof, to those in plain view such as the mill work, wainscoting, coffered ceilings, inlaid oak and fir floors, bay windows, stained glass, and antique lighting. New garage, kitchen, bathrooms, and attic entertainment room, with no expense spared. This was a labour of love. Over-the-top quality, a prime location and style, all in one package. For a complete list of home features and renovations visit www.davidsetton.com.



604.808.9796

www.DavidSetton.com

AIR-newListing2011-2864w3rd.indd 2

4/5/11 1:38:50 PM