

Vancouver West, Cambie  
823 W 20TH AV, V5Z 1Y3

MLS# V839156

Residential Detached  
Active



List Price: \$1,529,000  
List Date: 22-Jun-10  
Days on Mkt: 15  
Expiry Date: 21-Nov-10

Complex/Subdiv  
Previous Price: Frontage: 33.00 ft PID: 011-829-532  
Original Price: \$1,529,000 Frontage Metric: 0.000 Approx Yr Blt: 1912  
Meas Type: Feet Bedrooms: 5 Age at List Date: 98  
Depth/Size: 122.0 Bathrooms: 3 Type: House/Single Family  
Lot Area SqFt: 0 Full Baths: 3 Zoning: RS-5  
Rear Yard Exp: Half Baths: 0 Taxes: \$5,204 (2009)  
Flood Plain: No If New GST/HST Incl: Tax Incl Utilities: No  
View: Y - DOUGLAS PARK + MOUNTAINS  
Serv Connected: Community,

Style of Home: 2 Storey w/Bsmt. Total Parking: 3 Covered Parking: 1  
Construction: Frame - Wood Parking Access:  
Foundation: Concrete Perimeter Parking Facilities: Garage; Single  
Exterior: Stucco  
Rainscreen: R/I Plumbing: Dist to Public Trans: 2 BLKS Dist to School Bus: 2 BLKS  
Type of Roof: Asphalt Possession:  
Renovations: Year of Reno: Title to Land: Freehold NonStrata  
Flooring: Wall/Wall/Mixed Seller's Interest: Registered Owner  
Water Supply: City/Municipal Mortgage Info: \$0  
Heat/Fuel: Baseboard, Forced Air, Natural Gas  
No. of Fireplaces: 1 R/I Fireplaces: Property Disclosure: Y  
Fireplace Fuel: Gas - Natural Out Buildings:  
Outdoor Area: Balcony(s); Patio(s) or Deck(s), Rooftop Deck  
Registered: CSA/BCE: Pad Rental:  
Fixtures Leased: N  
Fixtures Removed N

Legal: PL 1588 LT 19 BLK 557 DL 472 LD 36  
Amenities: Garden  
Site Influences: Central Location, Recreation Nearby, Shopping Nearby  
Municipal Charges:  
Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Fireplace Insert, Jetted Bathtub, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 12'	Below	Bedroom	11' X 9'6			X
Main F.	Kitchen	12'2 X 11'2	Below	Laundry	8' X 5'7			X
Main F.	Dining	11' X 10'	Below	Living Room	10' X 9'6			X
Main F.	Master Bedroom	15'7 X 11'2	Below	Kitchen	12' X 8'			X
Main F.	Walk-In Closet	9'10 X 4'2	Below	Bedroom	11' X 11'			X
Main F.	Office	14' X 5'6	Below	Den	6'6 X 6'6			X
Above	Bedroom	12'8 X 12'			X			X
Above	Bedroom	12'6 X 8'2			X			X
Above	Study	9' X 6'3			X			X
Below	Family Room	13' X 9'			X			X

Floor Area (SqFt):		Total # Rooms: 16		Bathrooms	
Main Floor Area:	1,059	# Kitchens:	2	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up:	450	Finished Levels:	3	2	4 Piece; Ensuite: N; Level: Above
Finished Floor Down:	1,069	Crawl/Bsmt Height:	4	3	3 Piece; Ensuite: N; Level: Below
Finished Floor Bsmt:	0	Basement Area:	Full, Fully Finished	4	
Total Finished Floor:	2,578	Suite:	Unauthorized Suite	5	
Unfinished Floor:	0			6	
Grand Total Floor Area:	2,578			7	
				8	

Listing Broker 1: TRG-The Residential Group Rlty 604-629-6100 Appointments: Phone L.R. First  
Listing Sales Rep 1: Bruce McCoubrey [bruce@dreamcityhomes.com](mailto:bruce@dreamcityhomes.com) 604-629-6100 For Appts Call: BRUCE  
Listing Sales Rep(s): Appointment Ph: 778-233-3777  
Listing Broker 2: Occupancy: Owner  
Selling Broker(s):  
Selling Sales Rep(s):  
Owner: S. KIM  
Commission: 3.255% ON 1ST \$100,000/1.1625% ON BAL

Realtor Remarks: All meas approx buyer to verify. Visit <http://www.Obeo.com/612905>

Set right on magnificent Douglas Park, one of Vancouver's finest family parks. Excellent community centre, playground & pre-school just steps away - perfect for the kids & family. Home is classic, character home on quiet tree-lined street. Traditional family floor plan on main and upper level and huge basement suite with family room & shared laundry below. Main: modern updated kitchen with S/S appliances, large media room with sunny balcony. Sunlit piano room or large office with skylights. Separate dining area plus granite stone fireplace and mantle. Up: 2 bedrooms & bathroom with Victorian style clawfoot tub and wainscotting. Study or office area too. Sunlit backyard with your own rose beds or veggie patch.