



Presented by:
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Active
R2813214
Board: V
House/Single Family

1955 W 42ND AVENUE

Vancouver West
Kerrisdale
V6M 2B2

Residential Detached

\$3,998,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$3,998,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1994
Frontage(feet): 34.00	Bathrooms: 5	Age: 29
Frontage(metres): 10.36	Full Baths: 4	Zoning: RS-6
Depth / Size: 134.86	Half Baths: 1	Gross Taxes: \$8,830.57
Lot Area (sq.ft.): 4,590.00	Rear Yard Exp:	For Tax Year: 2019
Lot Area (acres): 0.11	P.I.D.: 013-693-450	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed, Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Radiant**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Tile - Composite**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Other**

Legal: **LOT 6, BLOCK 15, PLAN VAP2576, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, OF THE W PT OF LOT 6**

Amenities:

Site Influences: **Private Yard, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Refrigerator, Security System, Smoke Alarm**

Finished Floor (Main):	1,143	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,091	Main	Living Room	14'8 x 14'1			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'10 x 12'8			x	Main 2
Finished Floor (Below):	0	Main	Kitchen	14' x 18'4			x	Above 4
Finished Floor (Basement):	513	Main	Family Room	11'4 x 19'			x	Above 3
Finished Floor (Total):	2,747 sq. ft.	Main	Foyer	8' x 10'6			x	Above 3
Unfinished Floor:	0	Above	Bedroom	12'10 x 14'10			x	Bsmt 3
Grand Total:	2,747 sq. ft.	Above	Bedroom	11' x 12'2			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11' x 11'6			x	
		Above	Bedroom	11' x 10'			x	
							x	
							x	
							x	
Suite: None							x	
Basement: Part							x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:		
# of Kitchens: 1	# of Rooms: 9	MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

Listing Broker(s): **Luxmore Realty**

A must-see! Centrally located only steps away from Kerrisdale shopping district. Completely remodeled in 2020 with only the best finishings. All new designer light fixtures, extra wide plank white oak hardwood floors, and Italian porcelain tiles. Lutron lighting system, security, and speaker system. Custom gourmet kitchen with premium appliances, covered patio with BBQ gas connection perfect for entertaining. Master bedroom with large walk-in closet. Brand new AC/HRV system, in-ground sprinkler system, and garage wired for EV charging. Short walk to Magee Secondary School and Maple Grove Elementary School. Steps to Kerrisdale Community Centre and only a short drive to Crofton House, York House, and Saint George's private schools. Perfect opportunity for a sweet family.