



Presented by:
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Active
R2877433
 Board: V
 House/Single Family

2735 W 14TH AVENUE
 Vancouver West
 Kitsilano
 V6K 2X1

Residential Detached
\$2,499,900 (LP)
 (SP)



2735 W.14TH AVE

Sold Date: If new, GST/HST inc?: **No** Original Price: **\$2,499,900**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1928**
 Frontage(feet): **33.00** Bathrooms: **2** Age: **96**
 Frontage(metres): **10.06** Full Baths: **1** Zoning: **R1-1**
 Depth / Size: **122** Half Baths: **1** Gross Taxes: **\$8,787.43**
 Lot Area (sq.ft.): **4,026.00** Rear Yard Exp: **North** For Tax Year: **2023**
 Lot Area (acres): **0.09** P.I.D.: **013-596-292** Tax Inc. Utilities?: **No**
 Flood Plain: Tour:
 View: :
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Metal, Wood**
 Foundation: **Concrete Perimeter**
 Renovations: Reno. Year:
 # of Fireplaces: R.I. Fireplaces:
 Fireplace Fuel: Rain Screen:
 Fuel/Heating: **Forced Air, Natural Gas** Metered Water:
 Outdoor Area: **Fenced Yard** R.I. Plumbing:
 Type of Roof: **Asphalt**
 Total Parking: **1** Covered Parking: Parking Access: **Lane**
 Parking: **Open**
 Driveway Finish: **Gravel**
 Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: :
 Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 5, BLOCK 99, PLAN VAP2592, DISTRICT LOT 540, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Lane Access, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	947	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	477	Main	Kitchen	8' x 11'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10' x 10'			x	Main 3
Finished Floor (Below):	852	Main	Living Room	10' x 11'			x	Bsmt 2
Finished Floor (Basement):	0	Main	Bedroom	8' x 8'			x	
Finished Floor (Total):	2,276sq. ft.	Main	Bedroom	7' x 8'			x	
Unfinished Floor:	0	Above	Bedroom	8' x 10'			x	
Grand Total:	2,276sq. ft.	Above	Bedroom	14' x 9'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	8' x 8'			x	
		Bsmt	Living Room	10' x 12'			x	
		Bsmt	Storage	10' x 12'			x	
							x	
							x	
							x	

Suite: **None**
 Basement: **Full, Partly Finished**

Crawl/Bsmt. Height: # of Levels: **3**
 # of Kitchens: **1** # of Rooms: **10**

Manuf Type: Registered in MHR?: PAD Rental:
 MHR#: CSA/BCE: Maint. Fee:
 ByLaw Restrictions:

Listing Broker(s): **Royal LePage Elite West**

Fabulous opportunity to own part of Kitsilano History with this 33' x 122' lot on the tree lined 14th Ave. With back alley access on the North Side, this 3 level house has been with the same family for almost 50 years and is one of the only remaining original homes left on the block. Great location close to Connaught and Carnarvon Park. Only a short walk to all the Broadway shops and restaurants. Amazing development potential in the near future. Showings start on Sunday May 5th at the Open House from 2:00-4:00pm. See You There :)