

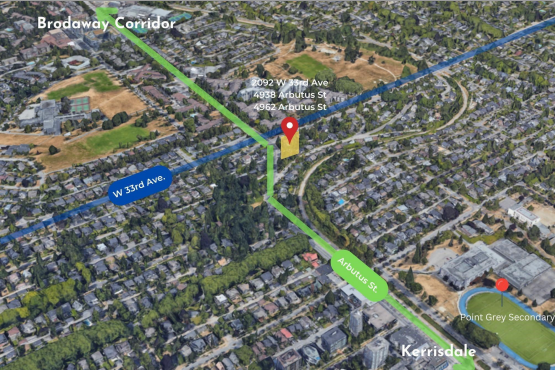
Active
R2941699
 Board: V, Detached
 House/Single Family

4938 ARBUTUS STREET

Vancouver West
 Quilchena
 V6M 3W1

\$5,880,000 (LP)

(SP)



Days on Market: **84** List Date: **11/1/2024** Seller's Acceptance Date:
 Orig. Price: **\$5,880,000** Expiry Date: **4/30/2025** Subject Removal Date:
 Prev. Price: **\$0** Completion Date:

Meas. Type: Feet	If new, GST/HST	Approx. Year Built: 1929
Frontage (feet): 56.40	Bedrooms: 5	Age: 96
Frontage (metres): 17.19	Bathrooms: 3	Zoning: RS-5
Depth / Size:	Full Baths: 3	Gross Taxes: \$8,758.76
Lot Area (sq.ft.): 8,976.00	Half Baths: 0	For Tax Year: 2022
Lot Area (acres): 0.21	Rear Yard Exp:	Tax Inc. Utilities?:
Flood Plain:	P.I.D.: 011-150-165	Tour:
View: No		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Natural Gas, Water		

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: 2 Storey w/Bsmt., Reverse 2 Storey w/Bsmt	Total Parking: Covered Parking: Parking Access:
Construction: Concrete Frame, Frame - Wood	Parking: Carport; Single, Open
Exterior: Wood	Driveway Finish:
Foundation: Concrete Perimeter	Dist. to Public Transit: Dist. to School Bus:
Renovations:	Title to Land: Freehold NonStrata Land Lease Expiry Year:
# of Fireplaces: 2 R.I. Fireplaces:	Seller's Interest: Registered Owner
Fireplace Fuel: Natural Gas, Wood	Property Disc.: Yes
Fuel/Heating: Hot Water, Natural Gas	Fixtures Leased: No
Outdoor Area: Balcony(s), Fenced Yard, Patio(s) & Deck(s)	Fixtures Rmvd: :
Type of Roof: Asphalt	Floor Finish:

Legal: **LOT 3, BLOCK 20, PLAN VAP5508, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT A**

Municipal Charges

Amenities: **Garden, In Suite Laundry**

Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave**

Finished Floor (Main):	1,102	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	480	Main	Living Room	19'6 x 12'1			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'8 x 12'6			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	10'7 x 12'0			x	Above 4
Finished Floor (Basement):	792	Main	Bedroom	12'6 x 11'0			x	Below 3
Finished Floor (Total):	2,374 sq. ft.	Main	Eating Area	8'4 x 6'2			x	
Unfinished Floor:	0	Main	Foyer	8'0 x 5'0			x	
Grand Total:	2,374 sq. ft.	Above	Primary Bedroom	18'0 x 11'6			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	14'0 x 10'9			x	
		Below	Bedroom	10'0 x 10'0			x	
		Below	Bedroom	9'8 x 7'0			x	
		Below	Office	9'8 x 14'8			x	
		Below	Kitchen	13'5 x 19'6			x	
							x	

Suite: None	Manuf Type:	Registered in MHR?:	PAD Rental:
Basement: Full, Fully Finished	MHR#:	CSA/BCE:	Maint. Fee:
Crawl/Bsmt. Ht: # of Levels: 3	ByLaw Restrictions:		
# of Kitchens: 2 # of Rooms: 12			

List Broker 1: Luxmore Realty - OFC: 604-730-1111	List Broker 3:
List Desig Agt 1: Sarina Han PREC* - Phone: 778-882-0099	sarina0099@gmail.com
List Broker 2:	Appointments: Touchbase
List Desig Agt 2: 3:	Call: Sarina
Buyer's Broker 1:	Phone: 778-882-0099
Buyer's Agent 1: 2:	
Owner: **Privacy Protected** YIU KWONG LEUNG, YIN PING FU	
Commission: 3.255% OF 1ST \$100K & 1.1625% ON BALANCE	Occupancy: Owner

Realtor **PROPERTY FOR LAND ASSEMBLY. All measurement are approx. Buyer to verify if important.**
 Remarks:

Developer & Investor Alerts - Land Assembly, Located in the heart of Quilchena, a mature community with tree-lined streets, restored heritage houses, quiet neighbourhood parks, and striking views of the North Shore mountains. Arbutus Ridge is in the middle of Vancouver's west side, and so has good access to Downtown, the University of British Columbia, Pacific Spirit Regional Park, Kitsilano, and Jericho Beach. Do not miss the development opportunity for this 8,977 sqft. lot. The project has potential for a 4-6 story rental housing or Townhouse development. The neighbour properties also show interest in selling as a land assembly project.