



Presented by:  
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**Sold**  
**R2838593**  
Board: V  
House/Single Family

**6949 ARBUTUS DIVERSION**

Vancouver West  
S.W. Marine  
V6P 5T6

Residential Detached

**\$3,288,000** (LP)

**\$3,150,000** (SP)



Sold Date: **1/21/2024** If new, GST/HST inc?:  
Meas. Type: **Feet** Bedrooms: **2**  
Frontage(feet): **65.00** Bathrooms: **2**  
Frontage(metres): **19.81** Full Baths: **1**  
Depth / Size: **108.08** Half Baths: **1**  
Lot Area (sq.ft.): **7,025.20** Rear Yard Exp: **West**  
Lot Area (acres): **0.16** P.I.D.: **010-364-391**  
Flood Plain:  
View: **:**  
Complex/Subdiv: **SW MARINE**  
First Nation Reserve:  
Services Connected: **Electricity, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$3,288,000**  
Approx. Year Built: **1949**  
Age: **75**  
Zoning: **R1-1**  
Gross Taxes: **\$10,474.70**  
For Tax Year: **2023**  
Tax Inc. Utilities?:  
Tour:

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

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Natural Gas**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard, Sundeck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Lane**  
Parking: **Add. Parking Avail., Garage; Single, Grge/Double Tandem**  
Driveway Finish: **Aggregate**  
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **VERY CLOSE**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **Yes**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **:**  
Floor Finish: **Hardwood, Other, Carpet**

Legal: **LOT 5, BLOCK 1, PLAN VAP7713, DISTRICT LOT 316, NEW WESTMINSTER LAND DISTRICT, OF BLK 8**

Amenities: **Garden, Storage**

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

Features: **Drapes/Window Coverings, Fireplace Insert, Refrigerator, Stove**

Finished Floor (Main):	1,143	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15'1 x 15'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'2 x 10'9			x	Main 3
Finished Floor (Below):	0	Main	Kitchen	16'2 x 8'11			x	Bsmt 2
Finished Floor (Basement):	433	Main	Primary Bedroom	14'0 x 12'7			x	
Finished Floor (Total):	1,576sq. ft.	Main	Bedroom	11'9 x 10'9			x	
Unfinished Floor:	742	Bsmt	Family Room	25'5 x 12'11			x	
Grand Total:	2,318sq. ft.	Bsmt	Other	25'5 x 23'3			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Storage	6'5 x 5'8			x	
Suite: <b>None</b>		Bsmt	Storage	11'2 x 6'2			x	
Basement: <b>Partly Finished</b>				x			x	
				x			x	
				x			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>9</b>	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **TRG The Residential Group Realty**

**This great property has been in the same family since the 1960's and is located in a nice, quiet pocket of the West side of Vancouver, just east of SW Marine Drive and walking distance to Kerrisdale. The classic styled extra large bungalow has 2,318 square feet and sits on a generous 65'x 108' lot which gives you lots of options. Live in or rent the home while you wait for permits to build your dream home or multiplex. Only a few homes are located on this prestigious little curvy strip of Arbutus Diversion, where peace and tranquility are part of your daily life, yet centrally located and close to all the amenities of Kerrisdale and the best schools of the west side. Walking distance to Maple Grove Park!**