



R2817904

Active
 House/Single Family
 Residential Detached

2640 W 50TH AVENUE
 Vancouver West
 S.W. Marine

\$9,800,000 (LP)
 (SP)

Sold Date:



Total Bedrooms 5
Total Baths 6
of Kitchens 2
FIARTotFin 6,200
#FinFlrLev 3
Type of Dwelling HOUSE
Style of Home 2BSMT

TotalPrkng 2
Exterior Finish WOOD
Gross Taxes \$39,707.30
Yr Blt 1938
Occupancy Owner
Floor Finish CWW

Days On Market 2
Fireplaces 3
Outdoor Area PATIO, SUNDK
Lot Sz (Sq.Ft.) 20,000.00
FrontageFt 138.87
Depth 143.90
Fuel/Heating Natural Gas

2640 W 50th- Located in prestigious S/W Marine Dr/Southlands neighborhoods 'Cherry Blossom Lane' Nestled on one of Vancouver's most enchanting streets, this 6,200 square foot Cape Cod residence graces a sprawling 20,000 sf landscaped lot. Features 4 generously appointed beds on the upper level, ensuring both comfort and style. Main flr has newer Merit Kitch w/Viking gas stove, Fisher Paykel oven and DW & Sub Zero Fridge, The lower level offers a dedicated media room, utility room, and a fitness area for a complete lifestyle experience. The self contained 1100 sf Coach House is meticulously crafted by renowned architect JOHN HOLLIFIELD & artfully refurbished by DAVIDSON WALKER, Additional features & updates incl 5 FP's (3 gas, 2 electric) refinished HW floors, new primary bath & blinds.

RE/MAX Crest Realty

09/22/2023 04:47 PM

The above information is from sources believed reliable but should not be relied upon without verification. The publisher assumes no responsibility for its accuracy. "PREC* indicates Personal Real Estate Corporation"



604.671.7000

Condos & Homes Team

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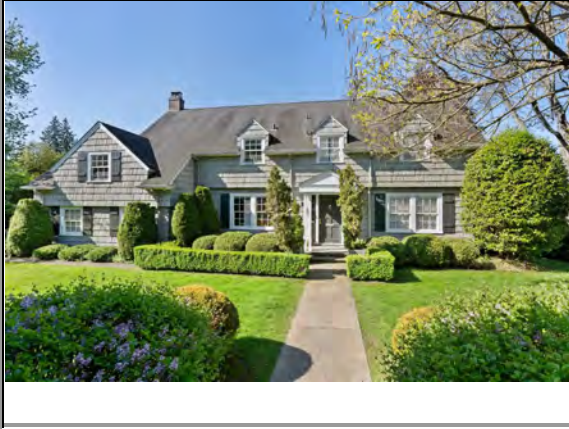
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**R2817904****Active**House/Single Family
Residential Detached**2640 W 50TH AVENUE**Vancouver West
S.W. Marine**\$9,800,000** (LP)

(SP)

Sold Date:



Sold Date:	Frontage (feet):	138.87	Approx. Year Built:	1938
Depth / Size (ft.):	Bedrooms:	5	Age:	85
Lot Area (sq.ft.):	Bathrooms:	6	Zoning:	RS-5
Flood Plain:	Full Baths:	4	Gross Taxes:	\$39,707.30
Rear Yard Exp:	Half:	2	For Tax Year:	2023
Approval Req?:			Tax Inc. Utilities?:	
If new, GST/HST inc?:			P.I.D.:	010-858-393

View: **Yes: DELTA & DELTA, WATER**

Complex / Subdiv:

Services Connected: **Community, Natural Gas, Water**Style of Home: **2 Storey w/Bsmt.**Construction: **Frame - Wood**Exterior: **Wood**

Foundation:

Rain Screen:

Renovations:

of Fireplaces: **3**Fireplace Fuel: **Natural Gas**Water Supply: **City/Municipal**Fuel/Heating: **Natural Gas**Outdoor Area: **Patio(s), Sundeck(s)**Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**

Dist. to Public Transit:

Dist. to School

Title to Land: **Freehold NonStrata**Seller's Interest: **Registered Owner**Property Disc.: **Yes**

PAD Rental:

Fixtures Leased: **No**Fixtures Rmvd: **Yes: DR CHANDELIER**Floor Finish: **Wall/Wall/Mixed**Legal: **LOT 3, BLOCK 5, PLAN VAP6613, DISTRICT LOT 315, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	26'1 x 15'0	Above	Study	19'1 x 18'2			x
Main	Kitchen	21'0 x 10'0	Below	Media Room	22'7 x 17'6			x
Main	Dining Room	16'6 x 14'5	Below	Storage	6'9 x 6'3			x
Main	Laundry	8'8 x 6'3	Below	Gym	15'7 x 8'6			x
Main	Family Room	22'11 x 9'5	Below	Utility	20'2 x 10'6			x
Main	Foyer	18'9 x 6'5	Below	Living Room	17'5 x 16'9			x
Above	Primary	17'2 x 15'6	Below	Kitchen	13'1 x 8'6			x
Above	Bedroom	15'6 x 12'6	Main	Bedroom	14'0 x 13'9			x
Above	Bedroom	15'5 x 10'3	Main	Foyer	7'6 x 4'11			x
Above	Bedroom	14'1 x 11'7						

Finished Floor (Main):	6,200	# of Rooms:	19	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	2	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels:	3	2	Main	5	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	Legal Suite	3	Above	4	Yes	Pool:
Finished Floor (Total):	6,200 sq. ft.	Crawl/Bsmt. Height:		4	Below	4	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	5	Below	2	No	Door Height:
Grand Total:	6,200 sq. ft.	Beds not in Basement:	5	6	Main	4	No	
		Basement:	Fully Finished	7				
				8				

Listing Broker(s): **RE/MAX Crest Realty**

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Detailed Tax Report

Property Information

Prop Address	2640 W 50TH AV	Jurisdiction	CITY OF VANCOUVER
Municipality	CITY OF VANCOUVER	Neighborhood	SOUTHLANDS
Area	VANCOUVER WEST	SubAreaCode	VVWSW
PropertyID	010-858-393	BoardCode	V
PostalCode	V6P 1B7		

Property Tax Information

TaxRoll Number	006792070740000	Gross Taxes	\$39,707.30
Tax Year	2023	Tax Amount Updated	07/21/2023

More PIDS

010-858-393

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
VAP6613	3	5	315	36				

Legal FullDescription

LOT 3, BLOCK 5, PLAN VAP6613, DISTRICT LOT 315, NEW WESTMINSTER LAND DISTRICT

Land & Building Information

Width	138.87	Depth	143.9
Lot Size	WIDTH * DEPTH	Land Use	
Actual Use	SINGLE FAMILY DWELLING		
Year Built	1938		
BCA Description	2 STY SFD - AFTER 1930 - CUSTOM	Zoning	RS-5 SINGLE DETACHED HOUSE
WaterConn			
BCAData Update	04/10/2023		

Supplementary Property Info

BedRooms	4	Foundation	PARTIAL BASEMENT
Full Bath	4	Half Bath2	2
Half Bath3	0	Stories	2.00
Pool Flg		Carport	
Garage S		Garage M	

Actual Totals

Land	Improvement	Actual Total
\$7,343,000.00	\$462,000.00	\$7,805,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$7,343,000.00	\$462,000.00	\$0.00	\$0.00	\$7,805,000.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$7,343,000.00	\$462,000.00	\$0.00	\$0.00	\$7,805,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
8/27/2008	\$3,700,000.00	BB999529	IMPROVED SINGLE PROPERTY TRANSACTION
9/15/2003	\$1,650,000.00	BV372424	IMPROVED SINGLE PROPERTY TRANSACTION
1/15/1984	\$525,000.00	N2794L	IMPROVED SINGLE PROPERTY TRANSACTION



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2640 50TH AV W Vancouver BC V6P 1B7

PID	010-858-393	Legal Description	LOT 3 BLOCK 5 DISTRICT LOT 315 PLAN 6613				
Zoning	RS-5 - One-Family Dwelling - option to develop a duplex	Plan	VAP6613				
Registered Owner	AY*, N*	Community Plans(s)	NCP: Kerrisdale, not in ALR				
Floor Area	6577 Ft ²	Max Elevation	38.76 m	Year Built	1938	Transit Score	54 / Good Transit
Lot Size	19935.38 ft ²	Min Elevation	34.15 m	Bedrooms	4	WalkScore	41 / Car-Dependent
Dimensions	138.87 x 143.9 Ft	Annual Taxes	\$35,231.20	Bathrooms	6	Structure	SINGLE FAMILY DWELLING

MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
V706101	Sold 04/06/2008	34	\$4,100,000 / \$3,700,000	Sotheby's International Realty Canada
V693954	Terminated 30/04/2008	56	\$4,350,000 / -	Macdonald Realty
V325545	Sold 17/06/2003	128	\$1,795,000 / \$1,650,000	Dexter Realty

APPRECIATION

	Date	(\$)	% Change
Assessment	2023	\$7,805,000	110.95 %
Sales History	27/08/2008	\$3,700,000	124.24 %
	15/09/2003	\$1,650,000	214.29 %
	15/01/1984	\$525,000	

ASSESSMENT

	2022	2023	% Change
Building	\$450,000	\$462,000	2.67 %
Land	\$6,795,000	\$7,343,000	8.06 %
Total	\$7,245,000	\$7,805,000	7.73 %

SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	Kerrisdale	Point Grey
District	SD 39	SD 39
Grades	K - 7	8 - 12

DEVELOPMENT APPLICATIONS

No records found for this parcel

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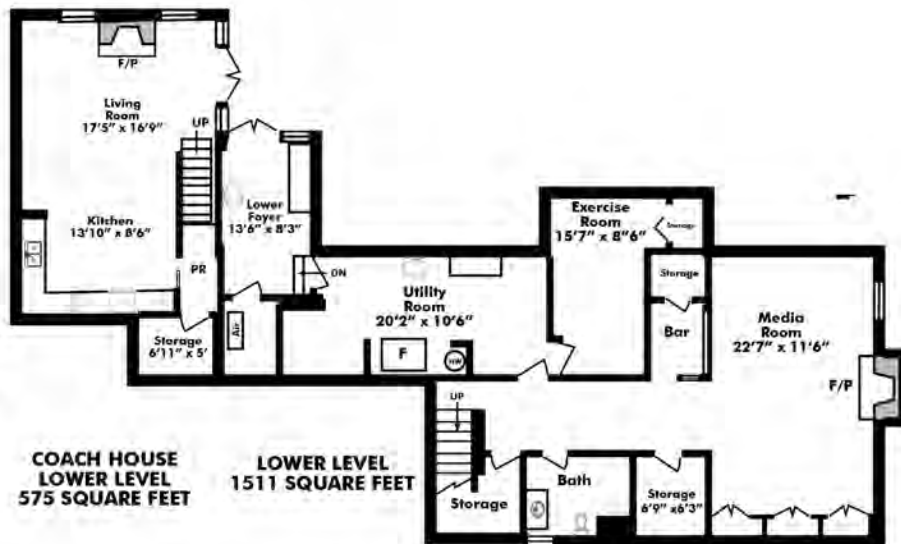
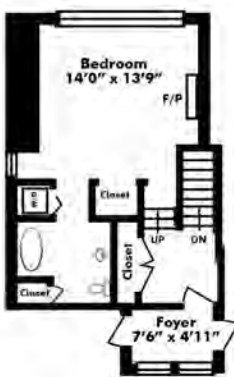
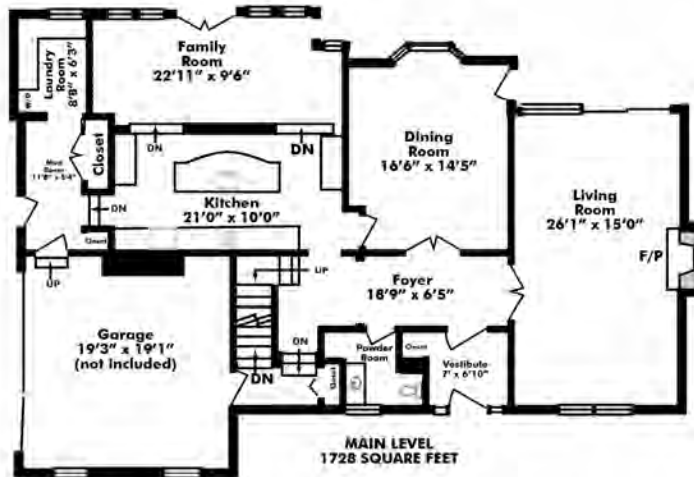
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Cherry Blossom Lane
2640 W. 50th Ave.
Vancouver, BC
V5X 1A1

Total Usable Area
6158 Square Feet



www.bccondosandhomes.com/lestwarog.com



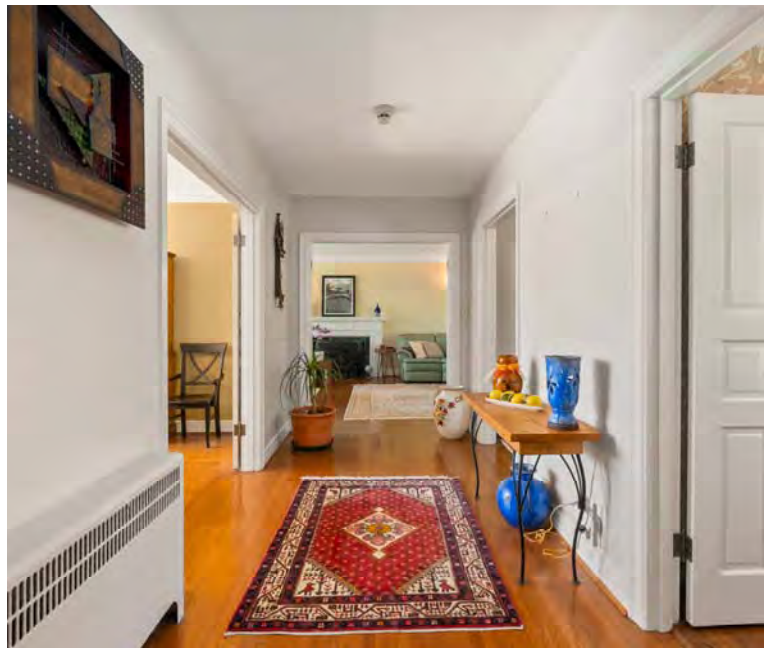
Les Twarog 604.671.7000

les@6717000

RE/MAX Crest Realty 1195 W. Broadway Vancouver, V6H 3X5, BC, CANADA

Disclaimer: This is not intended to cause or induce a breach of an existing agency agreement.









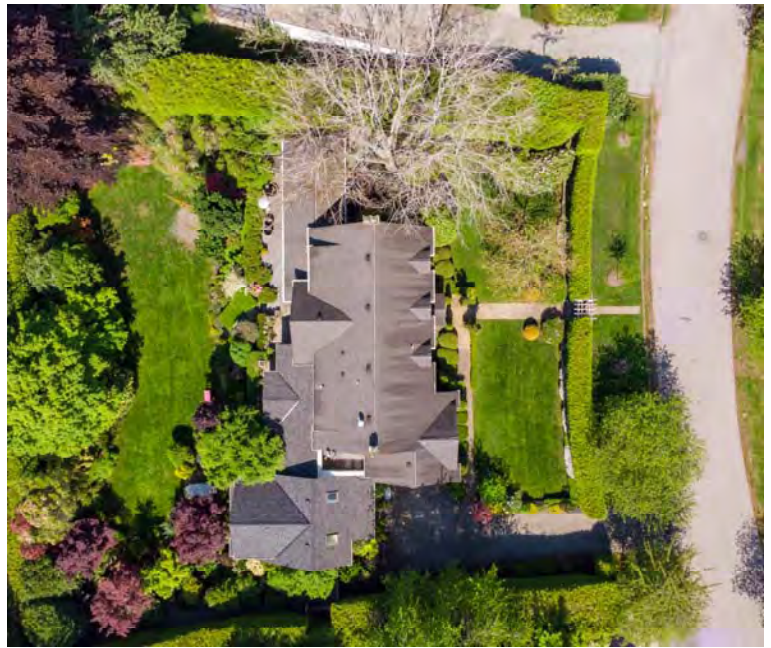














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Breaking News: Check out the most popular Real Estate Website in the Lower Mainland

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NOW WITH SOLD HISTORY



1827 W 12th (Kitsilano)

Potential Land Assembly with 5.5 FSR,
 7 Lic Suites, Net Income \$100K

\$5,190,000



2640 W 50th Ave (Kerrisdale)

6,200 sf Cape Cod house on a 20,000 sf lot.
 Ideal family living with private landscaping.

\$9,800,000



1491 W 26th Ave (Shaughnessy)

5,800SF house on a 8,800 s/f lot
 Custom built home for luxurious lifestyle

\$5,500,000



2801-1455 Howe (Pomeria)

2,130 s/f S/E Facing 3 Bed, 3 Bath, Sub P/H
 with Fantastic False Creek View. A Must See!

\$3,499,000



2506-1011 W Cordova (Fairmont Pacific Rim)

Ultra Modern South Facing 743 sf 1 bed Live/Work unit
 at world renowned Fairmont Hotel, rented at \$3,800/mo

\$1,630,000



1101-1171 Jervis (The Jervis)

North facing 1,000 s/f, 2 Bed, 2 Bath, Luxury
 5 yr old Building, Quality Finishings.

\$1,699,000



5850 Vine (Kerrisdale)

22 Unit Apt Building | \$311k/yr Income
 Future Potential to increase rents

\$11,900,000



1133 W 70th Street (Marpo)

26 Strata Titled Units Owned by a Company,
 12 units are Renovated. Future Development Site

\$10,900,000



9B - 1500 Alberni (West End)

1633 s/f, 3 Bed, 3 Bath, renovated with new high end
 kitchen & H/W Floors. Rented at \$6,400/mth.

\$1,790,000



1775 Cedar Cres (Shaughnessy)

ATTN Developers – Builders | Post 1940 Building
 lot 100 x 125 | .38 FSR – Can built 7000sf home

\$6,200,000



5770 - 5790 Granville (2 Lots)

Land Assembly - 2 Lots | Each 8,500 s/f Totalling
 17,000 s/f | 2.4 FSR Purpose Built Rental

\$8,200,000



8906 Hayward St (Mission)

4.1 Acre Future Site in Silverdale. Potential
 for 80 TH's, Services to be hooked up 2027

\$3,500,000