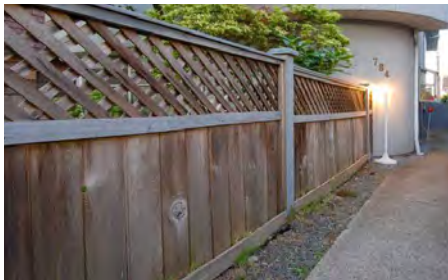


# GINA ROSSI

784 WEST 68TH AVENUE, VANCOUVER, BC



Area	<b>Vancouver West</b>	Bedrooms	<b>3</b>
Sub Area	<b>VW Marpole</b>	Bathrooms	<b>2</b>
City/Town	<b>Vancouver</b>	Ensuite	
Property Type	<b>Half Duplex</b>	Kitchens	<b>1</b>
Listing Status	<b>Active</b>	List Price	<b>\$559,900</b>
Taxes	<b>\$2,459 (2009)</b>	Sale Price	
Complex/Subdiv		Sale Date	
Prop. Disclosure			
Title	<b>Freehold Non Strata,Registered Owner</b>		
Possession			

Total # Rooms	<b>7</b>	Age at List Date	<b>22</b>	Style of Home	<b>2 Storey</b>
Municipal Charges		Year Built	<b>1988</b>	Exterior Finish	<b>Wood</b>
Renovations		Fin. Levels	<b>2</b>	Roof	<b>Tar &amp; Gravel</b>
Year of Reno		Price per Sqft		Flooring	<b>Mixed,Tile,Wall/Wall/Mixed</b>
Fireplaces	<b>1</b>	R/I Fireplaces		Construction	<b>Frame - Wood</b>
Fireplace Fuel	<b>Gas - Natural</b>			Foundation	<b>Concrete Perimeter</b>
Suite				Water Supply	<b>City/Municipal</b>
Crawl/Bsmt Hgt				Heating/Fuel	<b>Natural Gas,Radiant</b>
Bsmt Area	<b>None</b>				

Amenities	<b>In Suite Laundry,Storage,Workshop Detached</b>
Features Incl.	<b>Clothes Washer/Dryer/Fridge/Stove/DW,Free Standing F/P or Woodstove,Storage Shed</b>
Site Influences	<b>View Property</b>
Outdoor Area	<b>Balcony(s),Fenced Yard,Patio(s)</b>
Services	<b>Elec-Avail,Nat Gas-Avail,Sewer-Avail,Water-Avail</b>
Legal Desc	<b>PL VAS2140 LT 2 LD 36 OR V, AS APPROPRIATE.</b>
Restrictions	

Sqft Fin.	<b>1,200</b>	Sqft Unfin.	<b>0</b>	PID Number	<b>011-066-695</b>	Zoning	<b>RT-2</b>
Grand Total	<b>1,200</b>			Frontage (metric)	<b>0.0</b>	Lot Size (Sqft)	<b>3,960</b>

ROOMS				
	Bsmt	Main	Above	Below
Fin. Sqft	<b>0</b>	<b>600</b>	<b>600</b>	<b>0</b>
Entrance Hall				
Living Room		<b>14'10x14'6</b>		
Dining		<b>8x7</b>		
Kitchen		<b>10'2x9'5</b>		
Master Bedroom			<b>14x11'10</b>	
Bathroom		<b>4pc</b>	<b>4pc</b>	
Laundry		<b>5'8x4'10</b>		
Bedroom			<b>12x9</b>	
Bedroom			<b>9'6x9'3</b>	

Number Of Units	Bach./Studio	Financial	
1 Bdrm	3 Bdrm	Income As At	Less Oper. Exp.
2 Bdrm	Other Units	Income Per Year	Net Oper. Inc.

**This is a Marpole half duplex occupying the south half of the building with a completely private yard. This two level city home with 3 bedrooms and 2 bathrooms enjoys an enormous southern exposure, with some views to Richmond from the bedrooms on the upper level. These bedrooms each have a private balcony, overlooking the private patio exclusive to this duplex. A detached single car garage with workshop and a small outbuilding provide plenty of storage. An excellent alternative to a strata, this home accesses some of the best schools in the city. This is a well kept building with a new roof and other updates including stainless appliances. This duplex is on one of the most picturesque streets in the Marpole neighbourhood.**