



Marpole (VVWMR), Vancouver West, V6P 4M4 8378 HUDSON ST		MLS# V728628		Residential Attached Active																																																										
 		List Price: \$699,900 List Date: 14-Aug-08 Original Price: \$748,800 Previous Price: \$748,800 Dwelling Type: 1/2 Duplex Approx Yr Blt: 1981 Age at List Date: 27 Taxes: \$2,790 (2007) Zoning: RT-2 Stores in Bldg: Units in Dev: Tot Units Strata: Maint. Fee: \$0.00		Sold Price: Sold Date: Possession: Fixtures Rented: Seller's Interest: Registered Owner Counc Apprv: Locker: Pkg Stall Owned: Stores in Bldg: Parking: 1 Covered; Access: Lane Complex/Subdiv: Title to Land: Freehold Strata		Days on Mkt: 52 Expiry Date: 16-Oct-08 Floor Area (SqFt) Above Main: 954 Main Floor: 1,033 Below Main: 0 Basement: 0 Unfinished: 0 Grand Total: 1,987 Bedrooms: 3 Bathrooms: 3 Full Baths: 2 Half Baths: 1 Total Rooms: 8 Finished Lvl: 2 Fireplaces: 2 # Pets: Cats: Dogs: Meas Type: F Exposure: Flood Plain:																																																								
<table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> </tr> </thead> <tbody> <tr><td>MN</td><td>Living Room</td><td>15' x 11'</td></tr> <tr><td>MN</td><td>Kitchen</td><td>13' x 9'</td></tr> <tr><td>MN</td><td>Dining</td><td>13' x 9'</td></tr> <tr><td>MN</td><td>Family Room</td><td>12' x 8'</td></tr> <tr><td>ABV</td><td>Master Bedroom</td><td>13' x 9'</td></tr> <tr><td>ABV</td><td>Bedroom</td><td>12' x 9'</td></tr> <tr><td>ABV</td><td>Bedroom</td><td>11' x 87'</td></tr> <tr><td>ABV</td><td>Solarium</td><td>11' x 8'</td></tr> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td></tr> </tbody> </table>		Floor	Type	Dimensions	MN	Living Room	15' x 11'	MN	Kitchen	13' x 9'	MN	Dining	13' x 9'	MN	Family Room	12' x 8'	ABV	Master Bedroom	13' x 9'	ABV	Bedroom	12' x 9'	ABV	Bedroom	11' x 87'	ABV	Solarium	11' x 8'			x			x			x			x			x			x			x			x			x			x	Style of Home: 2 Storey Construction: Frame - Wood Foundation: Concrete Perimeter Exterior: Stone, Stucco, Wood Roof: Tar & Gravel, Torch-On Water Supply: City/Municipal Heat/Fuel: Electric Fireplace Fuel: Wood Property Discl: , Y # - % Rntals Allwd:			
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		Legal: PL VAS933 LT 2 DL 324 LD 36 UNDIV 1681/3278 SHAREIN COM PROP THEREIN. PID: 006-209-254 Amenities: None Maint Incl: Bylaw Restrict: No Restrictions Features: Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings, Jetted Bathtub, Wet Bar																																																												
		Listing Broker 1: Macdonald Realty Westmar 604-279-9822 Listing Rep 1: Judy Wong 604-231-0228 Listing Rep 2/3: Listing Broker 2: Selling Broker: Selling Rep: Appointments: Phone L.R. First Owner: R&K JEREMIAH Appt Phone: 604-551-0881 Occupancy: Vacant For Appt Call: JUDY WONG		Bathrooms: 1 2 Piece; Ensuite: N; Level: I 2 4 Piece; Ensuite: Y; Level: A 3 4 Piece; Ensuite: N; Level: I 4 5 6 7																																																										
Mngmt Co: Mngmt Phone:		Commission: 3.255% 1ST 100K/1.1625% ON BAL Realtor Rmks: Vacant. Easy to show.																																																												
<p>Rare find, large side by side 1/2 duplex on extra wide lot. European craftsmanship. Just extensively renovated. Updates include new floorings, full size washer & dryer, brand new master ensuite & powder room, jacuzzi, all paints, garage door, newer kitchen appliances. Sunken living room, dining off kitchen with wet bar. Separate family room. Beautiful hardwood floors, double glazed windows, garage, private yards. Good sized bedrooms with solarium. Bonus: private rooftop deck with gorgeous mountain & Richmond views. Bright & cheerful house with excellent layout. Perfect location. Walk to all levels of school including the sought-after Churchill High School. Convenient yet so quiet & private. Great neighborhood. Easy to show.</p>																																																														