

Active

R2435385

Board: V , Detached

House/Single Family

4061 W 38TH AVENUE

Vancouver West

Dunbar

V6N 2Y8

\$5,980,000 (LP)

(SP)

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Days on Market: 57

Previous Price: \$0

Meas. Type: Feet

Depth / Size: 138

Lot Area (sq.ft.): 6,900.00

Flood Plain:

Council Apprv?:

Rear Yard Exp:

If new, GST/HST inc?:

View:

Complex / Subdiv:

List Date: 2/11/2020

Original Price: \$5,980,000

Frontage (feet): 50.00

Frontage (metres): 15.24

Bedrooms: 6

Bathrooms: 7

Full Baths: 6

Half Baths: 1

Approx. Year Built: 2018

Age: 2

Zoning: RS-5

Gross Taxes: \$20,639.62

For Tax Year: 2019

Tax Inc. Utilities?:

P.I.D.: 011-636-335

Tour:

Services Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Water

Sewer Type: City/Municipal

Style of Home: 2 Storey w/Bsmt.

Construction: Frame - Wood

Exterior: Metal, Stucco

Foundation: Concrete Perimeter

Rain Screen:

Renovations:

of Fireplaces: 1

Fireplace Fuel: Natural Gas

Water Supply: City/Municipal

Fuel/Heating: Natural Gas, Radiant

Outdoor Area: Balcony(s)

Type of Roof: Asphalt

CSA/BCE:

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Metered Water:

Total Parking: 3

Covered Parking: 3

Parking Access:

Parking: Garage; Triple

Dist. to Public Transit:

Dist. to School Bus:

Title to Land: Freehold NonStrata

Seller's Interest: Registered Owner

Property Disc.: No : Upon Accepted Offer

PAD Rental:

Fixtures Leased: No :

Fixtures Rmvd: No :

Registered:

Floor Finish:

Legal: LOT 6, BLOCK 19, PLAN VAP4292, DISTRICT LOT 2027, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences:

Features: Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW

Municipal Charges

Garbage:

Water:

Dyking:

Sewer:

Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 12'6	Above	Bedroom	12'4 x 11'6			x
Main	Kitchen	13' x 12'5	Above	Bedroom	12' x 13'8			x
Main	Dining Room	14'6 x 12'	Above	Walk-In Closet	8'9 x 5'8			x
Main	Family Room	20'3 x 14'	Bsmt	Recreation	17' x 25'9			x
Main	Den	12'3 x 13'	Bsmt	Media Room	14'9 x 17'			x
Main	Eating Area	13' x 7'1	Bsmt	Bedroom	11' x 10'8			x
Main	Wok Kitchen	15' x 5'6	Bsmt	Bedroom	11'9 x 14'			x
Main	Foyer	8' x 24'	Bsmt	Wine Room	7'10 x 6'9			x
Above	Master Bedroom	15' x 15'	Bsmt	Bar Room	8' x 11'			x
Above	Bedroom	13' x 10'6			x			x

Finished Floor (Main):	1,628	# of Rooms: 19	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,438	# of Kitchens: 2	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels: 3	2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement):	1,787	Suite:	3	Above	3	Yes	Pool:
Finished Floor (Total):	4,853 sq. ft.	Crawl/Bsmt. Height:	4	Above	5	Yes	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 2	5	Above	3	Yes	Grg Door Ht:
Grand Total:	4,853 sq. ft.	Beds not in Basement: 4	6	Bsmt	3	No	
		Basement: Fully Finished	7	Bsmt	3	No	
			8				

List Broker 1: Luxmore Realty - OFC: 604-730-1111

List Desig Agt 1: Sarina Han PREC* - Phone: 778-882-0099

List Desig Agt 2:

Sell Broker 1:

Sell Sales Rep 1:

Owner: **Privacy Protected** HUIZHEN AI

Commission: 3.255% OF 1ST 100K & 1.1625% ON BALANCE

List Broker 2:

sarina0099@gmail.com

3:

2:

3:

Occupancy: Owner

Appointments:

Call:

Phone:

Touchbase Kevin 604-726-0401

Realtor

Remarks:

All measurements are approximate, Buyer to verify. Open house cancelled.

In most desirable prime Dunbar Area! This gorgeous home offers over 4,800 sf luxurious living space, 6900 sqft lot, built with great craftsmanship. Total of 6 bedrooms and 6.5 bathrooms. Many features include top-of-line appliances, over-sized island, marble countertops, wok kitchen, open concepts of living and dining area, 4 large bdrms upstairs all w/ensuite bath. Large walking closet and spa-like ensuite in master bdr, open concept through living room and dining room, fully equipped media room and spacious rec room, wine cellar, gym room, sauna/steam and laundry room, radiant heat A/C, 3 car garage. Let it be your dream home! School catchment: Southlands Elementary & Point Grey Secondary. Open house cancelled.