

Presented by:
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Vancouver West, Kerrisdale MLS# V1030360 Residential Detached
3288 W 38TH AV, V6N 2S6 **Active**



List Price: \$2,698,000

Complex/Subdiv:

Frontage: 33.00 ft	Bedrooms: 5	PID: 028-942-396
Depth/Size: 125.0	Bathrooms: 6	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 4	Approx Yr Blt: 2013
Rear Yard Exp: S	Half Baths: 2	Age at List Date: 0
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$6,943 (2013)
Flood Plain:	Zoning: RS-5	

View: Y - SEA
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home: 2 Storey w/Bsmt.	Total Parking: 2	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Lane, Rear	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double	
Exterior: Mixed		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: Hardwood, Wall/Wall/Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Hot Water, Radiant		Mortgage Info: \$0
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural, Electric		Out Buildings:
Outdoor Area: Balcony(s); Patio(s) or Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL BCP51518 LT A BLK 25 DL 2027 LD 36

Amenities:

Site Influences: Central Location, Lane Access, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'10 X 11'6	Bsmt	Bedroom	9' X 9'8			X
Main F.	Dining	13'10 X 9'	Bsmt	Den	9'2 X 9'			X
Main F.	Kitchen	10' X 10'6	Bsmt	Media Room	13'7 X 16'9			X
Main F.	Family Room	13'4 X 13'6			X			X
Main F.	Nook	11' X 7'6			X			X
Above	Master Bedroom	13' X 12'4			X			X
Above	Bedroom	10'8 X 9'6			X			X
Above	Bedroom	10'8 X 10'10			X			X
Above	Bedroom	10' X 9'9			X			X
Bsmt	Recreation Room	12'8 X 17'3			X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 959	Total # Rooms: 13	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 954	# Kitchens: 1	2 5 Piece; Ensuite: Y; Level: Above
Finished Floor Down: 0	Finished Levels: 3	3 4 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt: 1,063	Crawl/Bsmt Height:	4 3 Piece; Ensuite: N; Level: Above
Total Finished Floor SqFt: 2,976	Basement Area: Full	5 4 Piece; Ensuite: N; Level: Bsmt
		6 2 Piece; Ensuite: N; Level:Bsmt
Unfinished Floor: 0	Suite:	7
Grand Total Floor Area: 2,976		8

Listing Broker(s): RE/MAX Margaret Leung Realty

This well designed and quality built home in Kerrisdale will impress you. High ceiling and elegant floor plan offers an open living-dining room. Dream kitchen with top appliances. Luxurious master suite with deluxe ensuite and balcony to enjoy sea view. 3 other bedrooms & 2 more bathrooms. Lower floor efficiently designed for family entertainment and a potential in-law suite. Sunny southern backyard. Kerrisdale Elementary and Pt Grey High school catchment. Close to Crofton House, St George's, UBC, shopping and transit. A great home in desirable location.