

Presented by:
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Vancouver West, Kerrisdale Residential Detached
3278 W 38TH AV, V6N 2X6 **MLS# V1047762** **Active**



List Price: \$2,750,000

Complex/Subdiv:

Frontage: 33.00 ft	Bedrooms: 5	PID: 028-942-418
Depth/Size: 130	Bathrooms: 6	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 4	Approx Yr Blt: 2014
Rear Yard Exp:	Half Baths: 2	Age at List Date: 0
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$6,954 (2013)
Flood Plain:	Zoning: RS-5	

View:
 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	
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, 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		Out Buildings:
Outdoor Area: Balcony(s); Patio(s) or Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL BCP51518 LT C BLK 25 DL 2027 LD 36 GROUP 1.

Amenities:

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

Features Incl: Air Conditioning, Clothes Washer/Dryer/Fridge/Stove/DW, Heat Recov. Vent., Microwave, Security System, Vacuum Blt. In

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'10 X 10'6	Bsmt	Recreation Room	12'8 X 17'3			X
Main F.	Dining	13'10 X 10'	Bsmt	Bedroom	9' X 9'8			X
Main F.	Family Room	13'4 X 13'6	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.	Wok Kitchen	8'8 X 5'	Bsmt	Laundry	9'6 X 6'			X
Main F.	Nook	11' X 7'6						X
Above	Master Bedroom	13' X 12'4						X
Above	Bedroom	10'8 X 9'6						X
Above	Bedroom	10'8 X 12'						X
Above	Bedroom	10' X 9'9						X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 969	Total # Rooms: 15	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 967	# Kitchens: 1	2 5 Piece; Ensuite: Y; Level: Above
Finished Floor Down: 0	Finished Levels: 3	3 3 Piece; Ensuite: N; Level: Above
Finished Floor Bsmt SqFt: 1,075	Crawl/Bsmt Height:	4 4 Piece; Ensuite: Y; Level: Above
Total Finished Floor SqFt: 3,011	Basement Area: Full, Fully Finished	5 2 Piece; Ensuite: N; Level: Bsmt
		6 4 Piece; Ensuite: N; Level:Bsmt
Unfinished Floor: 0	Suite:	7
Grand Total Floor Area: 3,011		8

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

This well designed & quality built home in Kerrisdale will impress you. Superior craftsmanship with high end finishing throughout. Open floor plan. 10ft ceiling on main. Beautiful open kitchen with top appliances & extra wok kitchen. Family room with eclipse doors open to sunken deck & private southern backyard. Luxurious master suite with deluxe ensuite & balcony. 3 other bedrooms & 2 bathrooms. Lower level efficiently designed for family entertainment & a separate in-law suite. Features including A/C, HRV, finished in place hardwood floor & many more. Great location close to Crofton House School, St George's, UBC, shopping & transit. Kerrisdale Elementary & Pt Grey High School Catchment.