

Presented by:  
**Margaret Leung**  
 Re/Max Margaret Leung Realty  
 Phone: 604-263-2823  
 Email: [mleun22@telus.net](mailto:mleun22@telus.net)  
 Website: [margaretleungrealty.com](http://margaretleungrealty.com)

Vancouver West, Dunbar Residential Detached  
**3338 W 36TH AV, V6N 2R9** **MLS# V1069746** **Active**



List Price: \$3,088,000

Complex/Subdiv:

Frontage: 55.00 ft	Bedrooms: 6	PID: 013-451-120
Depth/Size: 130.25	Bathrooms: 5	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 4	Approx Yr Blt: 1997
Rear Yard Exp: S	Half Baths: 1	Age at List Date: 17
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$10,744 (2013)
Flood Plain:	Zoning: RS-5	

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

Style of Home: 2 Storey w/Bsmt.	Total Parking: 4	Covered Parking: 4
Construction: Frame - Wood	Parking Access: Lane	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Triple	
Exterior: Stucco		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Tile - Concrete		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: 1	R/I Fireplaces:	Property Disclosure: N - RENTAL PROPERTY
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Sundeck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: VAP2953 LT 40 BLK 33 DL 2027 LD 36 AMD (SEE 288527L)

Amenities:

Site Influences: Central Location, Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby

Features Incl: Air Conditioning, Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener, Security System, Smoke Alarm, Sprinkler - Inground

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 18'	Above	Bedroom	11' X 10'2"			X
Main F.	Kitchen	10' X 14'	Bsmt	Recreation Room	32'4 X 13'2"			X
Main F.	Dining	12' X 10'6"	Bsmt	Bedroom	14'8 X 10'			X
Main F.	Nook	10' X 13'	Bsmt	Bedroom	12'6 X 10'10"			X
Main F.	Family Room	13'6 X 13'	Bsmt	Other	12' X 10'			X
Main F.	Den	14' X 13'			X			X
Main F.	Wok Kitchen	0' X 0'			X			X
Above	Master Bedroom	15'8 X 13'8"			X			X
Above	Bedroom	13'8 X 10'6"			X			
Above	Bedroom	13' X 11'8"			X			

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>	
Main Floor Area SqFt:	1,618	Total # Rooms:	15
Finished Floor Up SqFt:	1,208	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	3
Finished Floor Bsmt SqFt:	1,469	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	4,295	Basement Area:	Full, Fully Finished
Unfinished Floor:	0	Suite:	6
Grand Total Floor Area:	4,295		7
			8

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

A charming Dunbar home on a beautiful 55' x 130' south exposure lot. This 4295 sq ft home has a terrific layout. Entertainment sized living and dining rooms. Bright kitchen with a functional wok kitchen and generous eating area overlooking the sunny southern garden. Top floor contains deluxe master suite and 3 other bedrooms. Lower level finished with home theatre, unique dance floor and 2 more bedrooms. Includes air-conditioning, radiant floor heat, steam shower and more. Close to shopping & transit, Crofton House, St George's, Point Grey High and Kerrisdale Elementary schools. Short drive to UBC. A bright and comfortable home in desirable location.