

Presented by:
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Vancouver West, Kerrisdale MLS# V1101770 Residential Detached
2831 W 39TH AV, V6N 2Z3 **Active**



List Price: \$4,188,000

Complex/Subdiv:

Frontage: 44.00 ft	Bedrooms: 5	PID: 029-142-679
Depth/Size: 130.36	Bathrooms: 7	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 5	Approx Yr Blt: 2014
Rear Yard Exp: N	Half Baths: 2	Age at List Date: 1
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$7,765 (2014)
Flood Plain:	Zoning: RS-5	
View: N		

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

Style of Home: 2 Storey w/Bsmt.	Total Parking: 3	Covered Parking: 3
Construction: Frame - Wood	Parking Access: Lane	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Triple	
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: N - new construction
Fireplace Fuel: Electric		Out Buildings:
Outdoor Area: Patio(s) & Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL EPP32006 LT A BLK 28 DL 2027 LD 36

Amenities:

Site Influences: Central Location, Private Setting, Shopping Nearby

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'2" X 14'	Above	Bedroom	13'2" X 13'4"			X
Main F.	Dining	14' X 11'9"	Above	Bedroom	13'9" X 10'			X
Main F.	Kitchen	14'6" X 10'	Above	Walk-In Closet	11'6" X 7'			X
Main F.	Wok Kitchen	14' X 5'8"	Bsmt	Recreation Room	15' X 20'3"			X
Main F.	Eating Area	14'6" X 6'	Bsmt	Media Room	13' X 15'4"			X
Main F.	Family Room	15'2" X 17'6"	Bsmt	Bedroom	16'6" X 13'			X
Main F.	Den	9' X 11'3"	Bsmt	Wine Room	0' X 0'			X
Main F.	Foyer	9' X 9'	Bsmt	Laundry	6'6" X 13'			X
Above	Master Bedroom	15'6" X 15'						X
Above	Bedroom	12' X 10'						X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,434	Total # Rooms: 18	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 1,364	# Kitchens: 1	2 5 Piece; Ensuite: Y; Level: Above
Finished Floor Down: 0	Finished Levels: 3	3 3 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt: 1,280	Crawl/Bsmt Height:	4 4 Piece; Ensuite: Y; Level: Above
Total Finished Floor SqFt: 4,078	Basement Area: Fully Finished	5 4 Piece; Ensuite: Y; Level: Above
		6 4 Piece; Ensuite: Y; Level: Bsmt
Unfinished Floor: 0	Suite: None	7 2 Piece; Ensuite: N; Level: Bsmt
Grand Total Floor Area: 4,078		8

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

S. facing custom built home at most desirable Kerrisdale location. NO GST. Exceptional open concept layout offering entertainment sized living and dining rooms. A spacious family room with tons of built-in storage space. Gourmet kitchen with top appliances and wok kitchen. 4 big bedrooms up all with ensuite bathrooms. Lower level has recreation room with wet bar, wine room, media room and guest bedroom with ensuite. Features includes solid core doors, natural oak floor finished on site, skylights in closet and bathrooms, Lutron home automation, wainscotting & many more. Walk to Crofton House, Pt. Grey High and Kerrisdale Elementary.