

Presented by:  
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Vancouver West, MacKenzie Heights MLS# V1103905 Residential Detached  
**2798 W 36TH AV, V6N 2P8** **Active**



List Price: \$3,488,000

Complex/Subdiv:

Frontage: 60.00 ft	Bedrooms: 7	PID: 014-010-321
Depth/Size: 130.2	Bathrooms: 6	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 5	Approx Yr Blt: 1989
Rear Yard Exp: S	Half Baths: 1	Age at List Date: 26
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$12,193 (2014)
Flood Plain:	Zoning: RS-5	

View:  
 Serv. Connected: Electricity, Natural Gas, 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, Wood		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: Wall/Wall/Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Hot Water, Radiant, Baseboard		Mortgage Info: \$0
No. of Fireplaces: 3	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Sundeck(s), Patio(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL VAP2283 LT 49 BLK 29 DL 2027 LD 36

Amenities:

Site Influences: Central Location, Private Setting, Shopping Nearby

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Air Conditioning, Security System

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 15'	Bsmt	Recreation Room	23'5' X 15'			X
Main F.	Dining	15' X 14'10"	Bsmt	Bedroom	12'6' X 10'6"			X
Main F.	Kitchen	15' X 13'	Bsmt	Bedroom	15' X 10'5"			X
Main F.	Nook	13' X 14'			X			X
Main F.	Family Room	15' X 18'11"			X			X
Main F.	Bedroom	15' X 11'7"			X			X
Above	Master Bedroom	18' X 15'			X			X
Above	Bedroom	13' X 10'			X			X
Above	Bedroom	15' X 12'6"			X			
Above	Bedroom	15' X 13'			X			

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt: 1,897	Total # Rooms: 13	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 1,514	# Kitchens: 1	2 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Down: 0	Finished Levels: 3	3 5 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt: 1,200	Crawl/Bsmt Height:	4 4 Piece; Ensuite: Y; Level: Above
Total Finished Floor SqFt: 4,611	Basement Area: Fully Finished	5 4 Piece; Ensuite: N; Level: Above
		6 4 Piece; Ensuite: N; Level:Bsmt
Unfinished Floor: 0	Suite:	7
Grand Total Floor Area: 4,611		8

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

Spacious comfortable home in desirable Mackenzie Heights on corner 60 x 130 ft. lot. High ceiling foyer. Spacious living and dining rooms. Guest bedroom with full ensuite on main. Upper floor has 4 bedrooms and 3 bathrooms. Large recreation room and 2 more bedrooms down. Lovely south facing fenced backyard with sundeck. Air-conditioning on upper floor. A perfect house for your creative renovation. Excellent neighbourhood and unbeatable location. Pt. Grey High and Kerrisdale Elementary catchment..