

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 East, Main Residential Detached  
**326 E 38TH AV** **MLS# V1114528** **Sold**



List Price: \$1,950,000    Sold Price: \$2,000,000    Days on Market: 11  
 Sold Date: 13-Apr-15

Complex/Subdiv:

Frontage: 32.00 ft	Bedrooms: 5	PID: 014-309-181
Depth/Size: 122	Bathrooms: 5	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 4	Approx Yr Blt: 2014
Rear Yard Exp: S	Half Baths: 1	Age at List Date: 1
Meas Type: Feet	If New GST/HST Incl: No	Taxes: \$3,509 (2014)
Flood Plain:	Zoning: RS-1	

View: Y - Mountain & Downtown  
 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: Patio(s) & Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL VAP1725 LT 4 BLK 5 DL 639 LD 36 PART E 1/2, GROUP 1, EXC THE S 2' NOW LANE.  
 Amenities:  
 Site Influences: Central Location, Private Setting, Recreation Nearby  
 Features Incl: Air Conditioning, Clothes Washer/Dryer/Fridge/Stove/DW, Security System

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 13'	Bsmt	Bedroom	9'10 X 10'9			X
Main F.	Dining	13' X 11'	Bsmt	Bedroom	10'8 X 10'			X
Main F.	Kitchen	13' X 14'8	Bsmt	Laundry	8'10 X 10'			X
Main F.	Family Room	13' X 14'8			X			X
Above	Master Bedroom	13' X 12'10			X			X
Above	Bedroom	10' X 12'4			X			X
Above	Bedroom	10' X 12'9			X			X
Above	Den	9'4 X 7'3			X			X
Bsmt	Living Room	11'6 X 10'6			X			
Bsmt	Kitchen	11'6 X 7'6			X			

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt: 860	Total # Rooms: 13	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 895	# Kitchens: 2	2 5 Piece; Ensuite: Y; Level: Above
Finished Floor Down: 0	Finished Levels: 3	3 4 Piece; Ensuite: N; Level: Above
Finished Floor Bsmt SqFt: 966	Crawl/Bsmt Height:	4 3 Piece; Ensuite: N; Level: Bsmt
Total Finished Floor SqFt: 2,721	Basement Area: Full, Fully Finished	5 3 Piece; Ensuite: N; Level: Bsmt
		6
Unfinished Floor: 0	Suite:	7
Grand Total Floor Area: 2,721		8

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

Beautiful superior quality custom built home for the owners with superb attention to details. Sits on high point of street with mountain and city view. Great location close to vibrant Main Street, QE Park and steps to kids' park. Open floor plan with 10' ceiling. Gourmet kitchen w/ stainless steel appliances. Family room with 3 panel bi-fold doors opening onto expansive cedar deck. Southern backyard with built-in kids' playhouse & custom planter boxes. Master suite with walk-in closet and deluxe ensuite w/ standalone soaker tub. Lower level finished with 1 or 2 bedroom guest suite. Features custom mill works, hardwood floor, air-conditioning, wired for audio/surround & more. 2/5/10 warranty. Great neighbourhood.