

Presented by:  
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Vancouver West, Kerrisdale MLS# V1138322 Residential Detached  
**2983 W 38TH AV, V6N 2X2** **Active**



List Price: \$5,288,000

Complex/Subdiv:

Frontage: 50.00 ft	Bedrooms: 5	PID: 013-945-505
Depth/Size: 130.34	Bathrooms: 7	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 6	Approx Yr Blt: 2015
Rear Yard Exp: N	Half Baths: 1	Age at List Date: 0
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$8,321 (2015)
Flood Plain:	Zoning: RS-5	
View: N		

Serv. Connected: Community, 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, Wood		
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: Gas - Natural		Out Buildings:
Outdoor Area: Balcony(s), Patio(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL VAP2254 LT 22 BLK 27 DL 2027 LD 36 GROUP 1.

Amenities:

Site Influences: Central Location, Private Setting, Shopping Nearby

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 12'3	Above	Bedroom	13' X 12'6			X
Main F.	Dining	15' X 10'	Above	Bedroom	12'6 X 11'			X
Main F.	Den	12'6 X 12'3	Above	Walk-In Closet	11'6 X 5'9			X
Main F.	Kitchen	12' X 13'	Bsmt	Recreation Room	19' X 19'			X
Main F.	Nook	15' X 8'	Bsmt	Media Room	13'3 X 19'5			X
Main F.	Wok Kitchen	7'6 X 10'	Bsmt	Hobby Room	12'6 X 8'6			X
Main F.	Family Room	16'4 X 16'	Bsmt	Wine Room	6' X 8'			X
Main F.	Mud Room	5' X 9'6	Bsmt	Bedroom	11'9 X 11'8			X
Above	Master Bedroom	17'2 X 13'9	Bsmt	Laundry	12'6 X 12'3			X
Above	Bedroom	11'9 X 13'						X

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt: 1,530	Total # Rooms: 19	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 1,436	# Kitchens: 1	2 5 Piece; Ensuite: Y; Level: Above
Finished Floor Down: 0	Finished Levels: 3	3 4 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt: 1,600	Crawl/Bsmt Height:	4 4 Piece; Ensuite: Y; Level: Above
Total Finished Floor SqFt: 4,566	Basement Area: Full, Fully Finished	5 3 Piece; Ensuite: Y; Level: Above
	Suite: Licensed Suite	6 4 Piece; Ensuite: N; Level:Bsmt
Unfinished Floor: 0		7 3 Piece; Ensuite: N; Level: Bsmt
Grand Total Floor Area: 4,566		8

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

Luxurious custom built home on a gorgeous south facing 50 x 130 ft. lot in prime Kerrisdale. About 4566 sq.ft. of quality construction and exquisite finishing details throughout. Main floor features formal living and dining rooms, den, dream gourmet kitchen with top appliances, wok kitchen and mud room. 4 bedrooms up all with ensuites. Lower level has an incredible media room, large recreation room, wine cellar, 2 bedrooms 2 bathrooms, sauna and steam room. 3 car garage. Kerrisdale Elem & Pt. Grey High catchment.