



Presented by:  
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**Active**  
**R2002455**  
 Board: V  
 House/Single Family

**2792 W 38TH AVENUE**  
 Vancouver West  
 Kerrisdale  
 V6N 2W9

Residential Detached  
**\$3,988,000** (LP)  
 (SP) **M**



Sold Date: Frontage (feet): **44.00** Approx. Year Built: **2013**  
 Depth / Size (ft.): **130** Bedrooms: **5** Age: **2**  
 Lot Area (sq.ft.): **1.00** Bathrooms: **6** Zoning: **RS-5**  
 Flood Plain: Full Baths: **5** Gross Taxes: **\$12,273.76**  
 Rear Yard Exp: **South** Half Baths: **1** For Tax Year: **2015**  
 Approval Req?: Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **014-540-991**  
 Tour:

View: **No** :  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey w/Bsmt., Laneway House**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Gas - Natural**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Hot Water, Radiant**  
 Outdoor Area: **Patio(s) & Deck(s)**  
 Type of Roof: **Asphalt**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**  
 Parking: **DetachedGrge/Carport**  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: :  
 Floor Finish: **Hardwood, Mixed**

Legal: **PL VAP1584 LT 60 BLK 28 DL 2027 LD 36**

Amenities:

Site Influences: **Central Location, Private Setting, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 13'	Bsmt	Recreation Ro...	12' x 19'8			x
Main	Dining Room	13' x 9'	Bsmt	Bedroom	10' x 11'4			x
Main	Family Room	19'6 x 12'	Bsmt	Living Room	12' x 17'			x
Main	Kitchen	12' x 13'8	Bsmt	Kitchen	9' x 9'4			x
Main	Nook	10' x 10'4	Bsmt	Bedroom	9'6 x 10'			x
Main	Den	9' x 11'			x			x
Above	Master Bedroom	15' x 13'			x			x
Above	Bedroom	12' x 11'			x			x
Above	Bedroom	12' x 12'			x			x
Above	Walk-In Closet	0' x 0'			x			

Finished Floor (Main):	<b>1,239</b>	# of Rooms: <b>15</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,092</b>	# of Kitchens: <b>2</b>	1	Main	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>3</b>	2	Above	<b>5</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>1,440</b>	Suite: <b>Legal Suite</b>	3	Above	<b>4</b>	<b>Yes</b>	Pool:
Finished Floor (Total):	<b>3,771 sq. ft.</b>	Crawl/Bsmt. Height:	4	Above	<b>4</b>	<b>Yes</b>	Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>2</b> Beds not in Basement: <b>3</b>	5	Bsmt	<b>4</b>	<b>Yes</b>	Door Height:
Grand Total:	<b>3,771 sq. ft.</b>	Basement: <b>Fully Finished</b>	6	Bsmt	<b>4</b>	<b>No</b>	
			7				
			8				

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

**Exquisite Kerrisdale home with great street appeal. European builder's own home built with excellent master craftsmanship. High end finishing throughout. Main floor features entertainment size living & dining rooms w/ hardwood floor throughout. Custom solid walnut kitchen cabinets with Caesarstone counter tops & Thermador kitchen appliances. Family room opens to southern backyard. Upper floor offers sumptuous master suite with spa-like ensuite and 2 more bedrooms all with own bathroom. Well designed lower level has a bright recreation room and a separate legal suite rented for \$1,475 m/m. Bonus approx. 600 sf one level laneway house rented for \$1,795 m/m. High ceiling, A/C, HRV, Italian designer floor tiles, steam shower, built-in and many other great features. You will be impressed!**

RED Full Public

The enclosed information, while deemed to be correct, is not guaranteed.  
 PREC\* indicates 'Personal Real Estate Corporation'.