



Presented by:

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Active
R2245972
Board: V
House/Single Family

3726 W 35TH AVENUE

Vancouver West
Dunbar
V6N 2N7

Residential Detached

\$6,680,000 (LP)

(SP)



Sold Date:	Frontage (feet):	50.00	Original Price: \$6,680,000
Meas. Type: Feet	Bedrooms:	6	Approx. Year Built: 2017
Depth / Size: 130.25	Bathrooms:	6	Age: 1
Lot Area (sq.ft.): 6,512.50	Full Baths:	5	Zoning: RS-5
Flood Plain:	Half Baths:	1	Gross Taxes: \$9,435.32
Rear Yard Exp: South			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 013-015-141
			Tour:

View: :
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

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

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
Parking: **Garage; Double**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Mixed**

Legal: **PL VAP3268 LT 8 BLK 35 DL 2027 LD 36.**

Amenities:

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Heat Recov. Vent.**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 13'3	Above	Bedroom	12' x 8'5			x
Main	Dining Room	14' x 10'	Above	Bedroom	13'5 x 9'5			x
Main	Den	9'9 x 8'5	Above	Bedroom	9'9 x 9'4			x
Main	Kitchen	24'7 x 13'8	Bsmt	Recreation	14'6 x 30'8			x
Main	Wok Kitchen	8'4 x 5'8	Bsmt	Bedroom	11'8 x 11'5			x
Main	Family Room	14'2 x 12'5	Bsmt	Living Room	17' x 13'			x
Main	Nook	12'4 x 6'6	Bsmt	Kitchen	10' x 8'			x
Main	Mud Room	11'8 x 3'9	Bsmt	Eating Area	7' x 6'			x
Above	Master Bedroom	13' x 13'8	Bsmt	Bedroom	9'5 x 11'5			x
Above	Walk-In Closet	12'7 x 6'5						x

Finished Floor (Main): **1,389**
Finished Floor (Above): **1,048**
Finished Floor (Below): **0**
Finished Floor (Basement): **1,623**
Finished Floor (Total): **4,060 sq. ft.**
Unfinished Floor: **0**
Grand Total: **4,060 sq. ft.**

of Rooms: **19**
of Kitchens: **3**
of Levels: **3**
Suite: **Legal Suite**
Crawl/Bsmt. Height:
Beds in Basement: **2** Beds not in Basement: **4**
Basement: **Full, Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	2	No
2	Above	5	Yes
3	Above	3	Yes
4	Above	4	No
5	Bsmt	3	No
6	Bsmt	3	No
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

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

Excellent design and master craftsmanship with high end finishing throughout this European builder's own home in prime Dunbar. Great street appeal. Entertainment sized living and dining rooms. Chef's kitchen with custom cabinets, LG quartz countertops, top appliances plus wok kitchen. Huge family room opens to private southern backyard with big sundeck. Mud room. Upper floor offers gorgeous master bedroom with deluxe ensuite and large walk-in closet. 3 other bedrooms and 2 bathrooms. Lower level has a wonderful recreation room with wine room, bedroom and a legal 1 bedroom suite with laundry. High ceilings. Close to St. George's School, Crofton House, UBC, community centre, shopping and bus routes. Pt. Grey High and Southland Elementary catchment. A unique home in sought after location.