



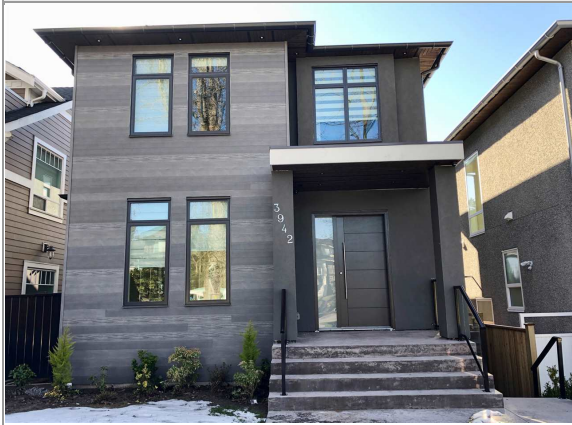
Presented by:
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Active
R2343121
 Board: V
 House/Single Family

3942 W 32ND AVENUE
 Vancouver West
 Dunbar
 V6S 1Z3

Residential Detached
\$3,998,000 (LP)
 (SP)



Sold Date: _____ Frontage (feet): **33.00** Original Price: **\$3,998,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2018**
 Depth / Size: **130** Bathrooms: **6** Age: **1**
 Lot Area (sq.ft.): **4,291.00** Full Baths: **4** Zoning: **RS-5**
 Flood Plain: _____ Half Baths: **2** Gross Taxes: **\$8,229.05**
 Rear Yard Exp: **South** For Tax Year: **2018**
 Council Apprv?: _____ Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: _____ P.I.D.: **030-280-371**
 Tour: _____

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

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen: _____
 Renovations: _____
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Natural Gas, Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(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: _____ Dist. to School Bus: _____
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental: _____
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: _____

Legal: **LOT 3, BLOCK 57, PLAN EPP69312, DISTRICT LOT 2027, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

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	13' x 12'	Bsmt	Bedroom	10'7 x 9'3			x
Main	Dining Room	13' x 9'10	Bsmt	Bedroom	10'7 x 10'2			x
Main	Kitchen	10'8 x 13'8	Bsmt	Media Room	12'2 x 15'3			x
Main	Wok Kitchen	5' x 6'8	Bsmt	Laundry	0' x 0'			x
Main	Family Room	13' x 14'4			x			x
Above	Master Bedroom	13'7 x 13'4			x			x
Above	Walk-In Closet	4'3 x 7'3			x			x
Above	Bedroom	11' x 10'8			x			x
Above	Bedroom	9'6 x 10'2			x			x
Bsmt	Recreation	10'8 x 18'6			x			

Finished Floor (Main): 1,009	# of Rooms: 14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 927	# of Kitchens: 2	1	Main	2	No	Barn:
Finished Floor (Below): 0	# of Levels: 3	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement): 1,072	Suite:	3	Above	4	Yes	Pool:
Finished Floor (Total): 3,008 sq. ft.	Crawl/Bsmt. Height:	4	Above	4	Yes	Garage Sz:
	Beds in Basement: 2 Beds not in Basement: 3	5	Bsmt	3	No	Door Height:
	Basement: Fully Finished	6	Bsmt	2	No	
Unfinished Floor: 0		7				
Grand Total: 3,008 sq. ft.		8				

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

Beautiful new home on 33 x 130 ft. lot in desirable Dunbar location. Close to park, shopping, St George's School and Lloyd Byng High. Open floor plan offering high ceiling and comfortable living space. Dream gourmet kitchen and wok kitchen. Upper floor has a sumptuous master bedroom with deluxe en-suite and 2 other en-suite bedrooms. Lower level has a media room, powder room, separate entrance for a potential 2 bedrooms & full bathroom in-law or nanny suite. Features air-con, tasteful wall finishings, mouldings, light fixtures etc. South facing backyard and 2 car garage. This is a new house that will impress you.