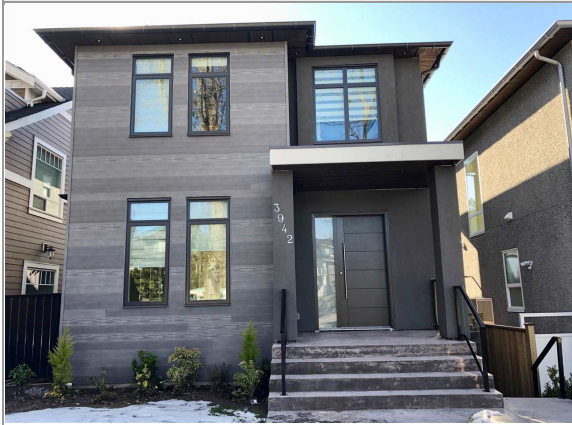




Presented by:
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Active **R2384970** **3942 W 32ND AVENUE** Residential Detached
 Board: V Vancouver West **\$3,788,000** (LP)
 House/Single Family Dunbar V6S 1Z3 (SP)



Sold Date: Frontage (feet): **33.00** Original Price: **\$3,788,000**
 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**
 Sewer Type:

Style of Home: **2 Storey w/Bsmt.** Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
 Construction: **Frame - Wood** Parking: **Garage; Double**
 Exterior: **Mixed, Stucco** Dist. to Public Transit: Dist. to School Bus:
 Foundation: **Concrete Perimeter** Title to Land: **Freehold NonStrata**
 Rain Screen: Reno. Year: Property Disc.: **Yes**
 Renovations: R.I. Plumbing: PAD Rental:
 # of Fireplaces: **1** R.I. Fireplaces: Fixtures Leased: **No** :
 Fireplace Fuel: **Natural Gas** Metered Water: Fixtures Rmvd: **No** :
 Water Supply: **City/Municipal** Floor Finish:
 Fuel/Heating: **Natural Gas, Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

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			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:
Unfinished Floor: 0	Beds in Basement: 2 Beds not in Basement: 3	5	Bsmt	3	No	Grg Dr Ht:
Grand Total: 3,008 sq. ft.	Basement: Fully Finished	6	Bsmt	2	No	
		7				
		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.