



Presented by:
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Active **4631 BLENHEIM STREET** Residential Detached
R2735046 Vancouver West **\$3,220,000** (LP)
 Board: V Dunbar (SP)
 House/Single Family V6L 3A3



Sold Date: If new, GST/HST inc?: Original Price: **\$3,220,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1927**
 Frontage(feet): **44.00** Bathrooms: **3** Age: **95**
 Frontage(metres): **13.41** Full Baths: **3** Zoning: **RS-5**
 Depth / Size: **108.5** Half Baths: **0** Gross Taxes: **\$8,842.98**
 Lot Area (sq.ft.): **0.01** Rear Yard Exp: **West** For Tax Year: **2022**
 Lot Area (acres): **0.00** P.I.D.: **011-983-515** Tax Inc. Utilities?: **No**
 Flood Plain: Tour:
 View: :
 Complex/Subdiv: :
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.** Total Parking: **1** Covered Parking: **1** Parking Access: **Lane, Rear**
 Construction: **Frame - Wood** Parking: **Garage; Single**
 Exterior: **Stucco** Driveway Finish:
 Foundation: **Concrete Perimeter** Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Renovations: **Partly** Reno. Year:
 # of Fireplaces: **1** R.I. Fireplaces: Rain Screen:
 Fireplace Fuel: **Wood** Metered Water:
 Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing:
 Outdoor Area: **Patio(s) & Deck(s)** Fixtures Leased: **No** :
 Type of Roof: **Asphalt** Fixtures Rmvd: :
 Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **LOT 65, BLOCK 64, PLAN VAP3983, DISTRICT LOT 2027, NEW WESTMINSTER LAND DISTRICT, AMD (SEE 28657K)**

Amenities:
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **Clothes Washer/Dryer, Dishwasher, Refrigerator, Stove**

Finished Floor (Main):	1,065	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	635	Main	Living Room	18' x 13'7	Bsmt	Recreation Room	12'10 x 11'1	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13' x 9'11			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	12'11 x 11'4			x	Above 3
Finished Floor (Basement):	1,014	Main	Bedroom	12'7 x 8'9			x	Bsmt 4
Finished Floor (Total):	2,714sq. ft.	Main	Den	12'4 x 10'11			x	
Unfinished Floor:	0	Main	Foyer	6'2 x 6'2			x	
Grand Total:	2,714sq. ft.	Above	Master Bedroom	13'2 x 11'8			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11'8 x 10'4			x	
Suite: Unauthorized Suite		Bsmt	Living Room	13'3 x 12'11			x	
Basement: Fully Finished		Bsmt	Kitchen	13'4 x 6'2			x	
		Bsmt	Eating Area	9'8 x 6'			x	
		Bsmt	Bedroom	11' x 7'8			x	
		Bsmt	Bedroom	11' x 9'4			x	

Crawl/Bsmt. Height: # of Levels: **3** Manuf Type: Registered in MHR?: PAD Rental:
 # of Kitchens: **2** # of Rooms: **14** MHR#: CSA/BCE: Maint. Fee:
 ByLaw Restrictions:

Listing Broker(s): **RE/MAX Real Estate Services**

Well maintained and updated character home in Dunbar on 44 x 108.5 ft. lot. Main floor features spacious living room opens to formal dining room; gourmet kitchen with lots of counter and storage space; 1 bedroom, den and full bathroom with a clawfoot tub. Upper level has 2 large bedrooms, full bathroom and a sitting/reading area with built-in bookshelves. A great mortgage helper down with separate entrance, 2 bedrooms, full bathroom and an updated kitchen. Inviting deck and patio to enjoy the sunny private western backyard. Steps to Balaclava Park. Lord Byng Secondary and Lord Kitchener Elementary catchment.