



Presented by:
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Active
R2095336
 Board: V
 House/Single Family

4057 W 32ND AVENUE
 Vancouver West
 Dunbar
 V6S 1Z5

Residential Detached
\$4,198,000 (LP)
 (SP)



Sold Date:
 Depth / Size (ft.): **130**
 Lot Area (sq.ft.): **4,290.00**
 Flood Plain:
 Rear Yard Exp: **South**
 Approval Req?:
 If new, GST/HST inc?:

Frontage (feet): **33.00**
 Bedrooms: **5**
 Bathrooms: **5**
 Full Baths: **4**
 Half Baths: **1**

Original Price: **\$4,198,000**
 Approx. Year Built: **2013**
 Age: **3**
 Zoning: **RES**
 Gross Taxes: **\$9,216.89**
 For Tax Year: **2016**
 Tax Inc. Utilities?: **No**
 P.I.D.: **011-552-913**
 Tour:

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

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

Total Parking: Covered Parking: **2** Parking Access: **Rear**
 Parking: **Garage; Double**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **PL VAP4453 LT 34 BLK 58 DL 2027 LD 36**

Amenities:

Site Influences: **Greenbelt, Lane Access, Private Yard, Recreation Nearby, Shopping Nearby, Treed**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'1 x 10'3	Above	Bedroom	10'8 x 10'2			x
Main	Dining Room	14'1 x 10'3	Above	Bedroom	10'9 x 10'4			x
Main	Kitchen	21'3 x 11'5	Bsmt	Recreation	19'1 x 10'8			x
Main	Family Room	13'1 x 12'6	Bsmt	Bedroom	14'3 x 12'			x
Main	Den	9'6 x 8'6			x			x
Main	Foyer	9' x 6'3			x			x
Main	Wok Kitchen	9'8 x 5'5			x			x
Above	Master Bedroom	17'3 x 14'5			x			x
Above	Walk-In Closet	9'2 x 7'			x			
Above	Bedroom	13'11 x 10'1			x			

Finished Floor (Main): 1,155	# of Rooms: 14	Bath: 1	Floor: Main	# of Pieces: 2	Ensuite?: No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
Finished Floor (Above): 1,105	# of Kitchens: 2	2	Above	5	Yes	
Finished Floor (Below): 0	# of Levels: 3	3	Above	4	Yes	
Finished Floor (Basement): 817	Suite:	4	Above	4	Yes	
Finished Floor (Total): 3,077 sq. ft.	Crawl/Bsmt. Height:	5	Bsmt	4	No	
Unfinished Floor: 0	Beds in Basement: 1 Beds not in Basement: 4	6				
Grand Total: 3,077 sq. ft.	Basement: Fully Finished, Part	7				
		8				

Listing Broker(s): **Sutton Premier Realty**

Prime Location! Beautiful Dunbar area! Gorgeous and spacious open layout design! Open and bright living with 10 ft ceiling, customized kitchen with high-end appliances and wok kitchen, hardwood floor. Close to St. George, Pacific Spirit Regional Park, Memorial West park, Dunbar Community Centre and UBC. Shopping, retails and banks are nearby. Don't miss out! Open house Aug. 6th, 1-3pm.