



Presented by:
Luis Ayala PREC*

Metro Edge Realty
Phone: 604-551-4418
www.luisayala.ca
luisayala@shaw.ca



Active
R2242600

Board: V
House/Single Family

319 PRIOR STREET

Vancouver East
Mount Pleasant VE
V6A 2G2

Residential Detached

\$1,299,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$1,299,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 2015
Depth / Size:	Bathrooms:	3	Age: 3
Lot Area (sq.ft.): 3,300.00	Full Baths:	3	Zoning: RT-3
Flood Plain: No	Half Baths:	0	Gross Taxes: \$3,987.08
Rear Yard Exp: North			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 015-555-411
			Tour:
View:	:		
Complex / Subdiv:			
Services Connected:	None		

Style of Home: **2 Storey w/Bsmt., Inside Unit**

Construction: **Other**

Exterior: **Other**

Foundation: **Other**

Rain Screen:

Renovations: **Other**

of Fireplaces: **0**

Fireplace Fuel:

Water Supply: **None**

Fuel/Heating: **Other**

Outdoor Area: **None**

Type of Roof: **Other**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Total Parking:
Parking: **Other**

Covered Parking:

Parking Access: **Lane**

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:

Legal: **PL VAP196 LT 16 BLK 104 DL 196 LD 36. EXPL PL LMP30253 SRW.**

Amenities: **None**

Site Influences: **Central Location, Lane Access, Recreation Nearby**

Features: **Oven-Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	12' x 12'			x			x
Above	Bedroom	12' x 12'			x			x
Below	Bedroom	12' x 12'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): **1,275**
Finished Floor (Above): **725**
Finished Floor (Below): **979**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,979 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,979 sq. ft.**

of Rooms: **3**
of Kitchens: **0**
of Levels: **3**
Suite: **Other**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **3**
Basement: **Unfinished**

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

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

Listing Broker(s): **Nu Stream Realty Inc.**

Nu Stream Realty Inc.

Convenient location, central area, close to facilities. Court ordered sale.



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Active
R2239337

Board: V
House/Single Family

3561 MAYFAIR AVENUE

Vancouver West
Dunbar
V6N 2Z2

Residential Detached

\$3,688,000 (LP)

(SP)



Sold Date: Frontage (feet): **50.00** Original Price: **\$3,688,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1991**
Depth / Size: **109** Bathrooms: **5** Age: **27**
Lot Area (sq.ft.): **5,435.00** Full Baths: **4** Zoning: **RS-5**
Flood Plain: Half Baths: **1** Gross Taxes: **\$11,136.03**
Rear Yard Exp: For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **013-113-313**
Tour: **Virtual Tour URL**

View: **No :**
Complex / Subdiv:
Services Connected: **Community**

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

Reno. Year: **2010**
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
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: **Mixed**

Legal: **PL VAP3136 LT 23 BLK 23 DL 2027 LD 36. OF LOT B.**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 14'	Bsmt	Family Room	16' x 15'			x
Main	Kitchen	16' x 11'	Bsmt	Kitchen	8' x 6'			x
Main	Dining Room	11' x 10'			x			x
Main	Nook	10' x 10'			x			x
Main	Family Room	16' x 15'			x			x
Main	Bedroom	15' x 11'			x			x
Above	Master Bedroom	17' x 14'			x			x
Above	Bedroom	16' x 12'			x			x
Above	Bedroom	13' x 11'			x			
Bsmt	Bedroom	10' x 10'			x			

Finished Floor (Main): **1,500**
Finished Floor (Above): **1,132**
Finished Floor (Below): **0**
Finished Floor (Basement): **608**
Finished Floor (Total): **3,240 sq. ft.**

Unfinished Floor: **0**
Grand Total: **3,240 sq. ft.**

of Rooms: **12**
of Kitchens: **2**
of Levels: **3**
Suite: **Unauthorized Suite**
Crawl/Bsmt. Height:
Beds in Basement: **1** Beds not in Basement: **4**
Basement: **Fully Finished**

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

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

Listing Broker(s): **Sutton Group-West Coast Realty**

Sutton Group-West Coast Realty

Welcome to this stunning fully renovated 3240 SF of luxury 5 bdrm Dunbar house. Gourmet kitchen with Gaggenau, Subzero, Fisher Paykel and Sharp appliances. 8ft long centre island w/Caesar stone counters. The exceptional bright kitchen and adjoining family room open onto a mature beautiful very private back yard with a big covered deck. 1 bdrm on the main. Upper flr provides convenient laundry facility w/Miele washer & dryer. 3 spacious bedrooms including a master w/a huge spa like bathrm. Lower level includes a deluxe self contained 1 bdrm suite, kitchen w/AEG, Panasonic IH, appliances & own laundry. Custom millwork, Khars Princeton hand scrape White Oak plank flooring throughout. Short drive to St Georges