



Presented by:
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Active
R2010673

Board: V
 House/Single Family

3858 W 30TH AVENUE

Vancouver West
 Dunbar
 V6S 1X1

Residential Detached

\$2,680,000 (LP)

(SP)



Sold Date:	Frontage (feet):	33.00	Approx. Year Built:	1996
Depth / Size (ft.):	Bedrooms:	5	Age:	19
Lot Area (sq.ft.):	Bathrooms:	4	Zoning:	RS-5
Flood Plain:	Full Baths:	3	Gross Taxes:	\$8,525.46
Rear Yard Exp:	Half Baths:	1	For Tax Year:	2015
Approval Req?:			Tax Inc. Utilities?:	No
If new, GST/HST inc?:			P.I.D.:	008-133-115

View: **No** :
 Complex / Subdiv:
 Services Connected: **Electricity, Water**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Natural Gas, Radiant**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Other**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
 Parking: **Garage; Double**
 Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Court Ordered Sale**
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Mixed**

Legal: **PL VAP3445 LT 44 BLK 61 DL 2027 LD 36**

Amenities:

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'6 x 13'			x			x
Main	Kitchen	18'6 x 10'6			x			x
Main	Dining Room	14' x 10'6			x			x
Main	Family Room	14'10 x 13'6			x			x
Above	Master Bedroom	13' x 13'			x			x
Above	Bedroom	13'6 x 10'10			x			x
Above	Bedroom	11'9 x 10'9			x			x
Above	Bedroom	11'9 x 10'9			x			x
Below	Bedroom	11' x 10'4			x			
Below	Recreation	11' x 9'			x			

Finished Floor (Main):	1,117	# of Rooms:	10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,033	# of Kitchens:	1	1	Main	2	No	Barn:
Finished Floor (Below):	423	# of Levels:	3	2	Above	5	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	Other, Unauthorized Suite	3	Above	4	No	Pool:
Finished Floor (Total):	2,573 sq. ft.	Crawl/Bsmt. Height:		4	Below	4	No	Garage Sz:
		Beds in Basement:	0	5				Door Height:
Unfinished Floor:	0	Beds not in Basement:	5	6				
Grand Total:	2,573 sq. ft.	Basement:	Fully Finished	7				
				8				

Listing Broker(s): **Sutton Grp-West Coast (Brdwy)**

This 4 bedroom family home is located in one of the most desirable Dunbar area. Features open floor plan with a large deck off your kitchen, high ceiling, wood flooring through-out. Settled in a quiet neighbourhood with Southern exposure backyard. Close to Lord Bing High School, Queen Elizabeth Elementary, St. George's & Crofton, York House School. Shopping, restaurants & public transportation within minutes of walking. OPEN House Sunday November 1st 2pm to 4pm.