



Presented by:
Margaret Leung

RE/MAX Real Estate Services
Phone: 604-263-2823
http://www.margaretleungrealty.com
mleun22@telus.net



Active
R2919983
Board: V
House/Single Family

3813 W 16TH AVENUE

Vancouver West
Point Grey
V6R 3C3

Residential Detached

\$2,388,000 (LP)

(SP)



Sold Date: Frontage (feet): **33.00** Original Price: **\$2,388,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1928**
Depth / Size: **122** Bathrooms: **2** Age: **96**
Lot Area (sq.ft.): **4,026.00** Full Baths: **2** Zoning: **R1-1**
Flood Plain: Half Baths: **0** Gross Taxes: **\$9,572.90**
Rear Yard Exp: **North** For Tax Year: **2024**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **005-225-329**
Tour:

View: :
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal**

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

Total Parking: Covered Parking: Parking Access: **Rear**
Parking: **Open**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Mixed**

Legal: **LOT 13, BLOCK 168, PLAN VAP4339, DISTRICT LOT 540, NEW WESTMINSTER LAND DISTRICT, OF LOT 3**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'11 x 12'	Below	Laundry	0' x 0'			x
Main	Dining Room	9'2 x 5'6			x			x
Main	Kitchen	10'11 x 9'5			x			x
Main	Bedroom	11'3 x 10'11			x			x
Main	Bedroom	11'2 x 10'10			x			x
Below	Living Room	10'9 x 6'8			x			x
Below	Dining Room	10'1 x 7'			x			x
Below	Kitchen	12' x 5'1			x			x
Below	Bedroom	13'2 x 10'9			x			x
Below	Bedroom	11'7 x 11'			x			x

Finished Floor (Main): 846	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 2	1	Main	3	No	Barn:
Finished Floor (Below): 747	# of Levels: 2	2	Bsmt	3	No	Workshop/Shed:
Finished Floor (Basement): 0	Suite: Unauthorized Suite	3				Pool:
Finished Floor (Total): 1,593 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: 0	Beds in Basement: 0 Beds not in Basement: 4	5				Grg Dr Ht:
Grand Total: 1,593 sq. ft.	Basement: Partly Finished	6				
		7				
		8				

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

Best value in sought after Pt. Grey area. Lord Byng Secondary and QE Elementary catchment. Convenient location close to parks, Dunbar or W.10th shopping and restaurants, Jericho Beach, Pacific Spirit Park, St. George's School and a short ride to UBC. Value mainly in land. Build your dream home with potential mountain and city view. Leased to 4/30/2025 @\$3933/month.