



Presented by:
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Active
R2968551

3650 W KING EDWARD AVENUE

Residential Detached

Board: V
House/Single Family

Vancouver West
Dunbar
V6S 1M7

\$3,498,000 (LP)

(SP)



Sold Date: Frontage (feet): **48.00** Original Price: **\$3,498,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1928**
Depth / Size: **132.55** Bathrooms: **3** Age: **97**
Lot Area (sq.ft.): **6,362.40** Full Baths: **3** Zoning: **R1-1**
Flood Plain: Half Baths: **0** Gross Taxes: **\$11,575.90**
Rear Yard Exp: For Tax Year: **2024**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **011-187-077**
Tour: **Virtual Tour URL**

View: **Yes: View of city and mountain**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Sewer Type: **City/Municipal**

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

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

Metered Water:

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
Parking: **Grge/Double Tandem**

Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Hardwood, Mixed, Wall/Wall/Mixed**

Legal: **LOT C, BLOCK A, PLAN VAP5268, DISTRICT LOT 2027, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXC W 2 FT OF LOT 1, OF BLK 82**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Security System**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'1 x 15'3	Bsmt	Kitchen	11'10 x 8'2			x
Main	Dining Room	10'5 x 13'3	Bsmt	Bedroom	11'4 x 11'11			x
Main	Kitchen	12'11 x 12'4	Bsmt	Bedroom	11'14 x 12'3			x
Main	Eating Area	8'4 x 7'8	Bsmt	Bedroom	15'6 x 12'11			x
Main	Family Room	19'2 x 14'	Bsmt	Laundry	21'1 x 11'3			x
Main	Primary	12' x 15'3			x			x
Main	Office	13'6 x 8'10			x			x
Above	Bedroom	15'11 x 19'11			x			x
Above	Bedroom	11'7 x 24'5			x			x
Bsmt	Living Room	15'1 x 15'9			x			x

Finished Floor (Main): 1,458	# of Rooms: 15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 642	# of Kitchens: 2	1	Main	4	No	Barn:
Finished Floor (Below): 0	# of Levels: 3	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): 1,293	Suite: Unauthorized Suite	3	Bsmt	4	No	Pool:
Finished Floor (Total): 3,393 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: 0	Beds in Basement: 3 Beds not in Basement: 3	5				Grg Dr Ht:
Grand Total: 3,393 sq. ft.	Basement: Fully Finished	6				
		7				
		8				

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

Well maintained family home in West of Dunbar on 48X132.5 ft lot. Mountain and city skyline view. Expansive main floor offers formal living room with inlaid hardwood floor. Dining room opens out to large south facing deck. Vaulted ceiling family room off kitchen and eating area. Master bedroom and a functional home office on main. 2 very large bedrooms and a full bathroom up. Basement finished with a self-contained 2 bedroom suite with separate entrance. 2 car garage. Air-conditioning. Close to park, schools, public transit and shopping. Lord Byng Secondary & Lord Kitchener Elementary catchment. Great value for this bright and spacious home!