



Presented by:
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Active
R2969484

Board: V
House/Single Family

3863 W 19TH AVENUE

Vancouver West
Dunbar
V6S 1C7

Residential Detached

\$3,498,000 (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: \$3,498,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1995
Frontage(feet): 33.00	Bathrooms: 4	Age: 30
Frontage(metres): 10.06	Full Baths: 3	Zoning: R1-1
Depth / Size: 122	Half Baths: 1	Gross Taxes: \$11,071.80
Lot Area (sq.ft.): 4,026.00	Rear Yard Exp: North	For Tax Year: 2024
Lot Area (acres): 0.09	P.I.D.: 011-624-779	Tax Inc. Utilities?: No
Flood Plain:		
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Radiant**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Tile - Concrete**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane, Rear**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: :

Legal: **LOT 79, BLOCK 36, PLAN VAP4340, DISTRICT LOT 139, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Private Setting, Private Yard**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	984	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	961	Main	Living Room	15'4 x 15'3			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'4 x 9'8			x	Main 2
Finished Floor (Below):	0	Main	Kitchen	16'6 x 11'6			x	Above 5
Finished Floor (Basement):	468	Main	Family Room	14'1 x 12'1			x	Above 5
Finished Floor (Total):	2,413sq. ft.	Main	Foyer	9'7 x 9'6			x	Bsmt 4
Unfinished Floor:	0	Above	Primary Bedroom	16' x 15'5			x	
Grand Total:	2,413sq. ft.	Above	Bedroom	11'5 x 10'4			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11'11 x 11'8			x	
		Above	Bedroom	11'5 x 11'1			x	
		Bsmt	Recreation Room	13'1 x 11'4			x	
		Bsmt	Bedroom	11' x 9'			x	
				x			x	
				x			x	
Suite:								
Basement: Crawl, Part								
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:		Registered in MHR?:		PAD Rental:		
# of Kitchens: 1	# of Rooms: 11	MHR#:		CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:						

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

Well designed family home on a beautiful tree lined street west of Dunbar Street. Open floor plan. Spacious principal rooms with lots of natural light. Kitchen adjoins family room with exit to open deck. Huge master suite has vaulted ceiling and bay window and 3 other bedrooms up. Lower floor finished with recreation room and bedroom with separate entrance. Air-conditioning. Double garage. Easy access to Pacific Spirit Park, UBC, St. George's school, Dunbar Street shopping etc. Llyod Byng High School and Queen Elizabeth Elementary within walking distance. A sought after location to raise your family.