



Presented by:

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**Active**  
**R2939950**

Board: V  
House/Single Family

## 3885 W 35TH AVENUE

Vancouver West  
Dunbar  
V6N 2N8

Residential Detached

**\$3,798,000** (LP)   
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$3,998,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>8</b>	Approx. Year Built: <b>1929</b>
Frontage(feet): <b>50.00</b>	Bathrooms: <b>4</b>	Age: <b>96</b>
Frontage(metres): <b>15.24</b>	Full Baths: <b>4</b>	Zoning: <b>RS-5</b>
Depth / Size: <b>131.07</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$10,672.60</b>
Lot Area (sq.ft.): <b>6,553.50</b>	Rear Yard Exp:	For Tax Year: <b>2021</b>
Lot Area (acres): <b>0.15</b>	P.I.D.: <b>013-672-665</b>	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Electricity, Natural Gas, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

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

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Wood**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:  
Parking: **Open**  
Driveway Finish:  
Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **Yes**  
Fixtures Leased: **No :**  
Fixtures Rmvd: :  
Floor Finish:

Legal: **LOT 38, BLOCK 41, PLAN VAP2524, DISTRICT LOT 2027, NEW WESTMINSTER LAND DISTRICT**

Amenities:  
Site Influences:  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	936	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	570	Main	Living Room	16'2 x 12'7	Below	Bedroom	7'11 x 8'8	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	9'5 x 6'1	Below	Bedroom	8'6 x 12'1	Main 4
Finished Floor (Below):	865	Main	Kitchen	12'6 x 11'6	Below	Bedroom	7'5 x 8'7	Abv Main 2 4
Finished Floor (Basement):	0	Main	Bedroom	12'7 x 10'				Below 4
Finished Floor (Total):	2,371 sq. ft.	Main	Primary Bedroom	6' x 5'				Below 4
Unfinished Floor:	0							
Grand Total:	2,371 sq. ft.	Above	Bedroom	11'6 x 11'4				
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	16'3 x 11'4				
Suite: <b>None</b>								
Basement: <b>Full, Fully Finished</b>		Below	Living Room	12'6 x 11'				
		Below	Kitchen	7'5 x 12'10				
		Below	Kitchen	8'8 x 4'2				
		Below	Bedroom	8'3 x 12'10				

Crawl/Bsmt. Height: # of Levels: **3**  
# of Kitchens: **3** # of Rooms: **14**  
Manuf Type: Registered in MHR?: PAD Rental:  
MHR#: CSA/BCE: Maint. Fee:  
ByLaw Restrictions:

Listing Broker(s): **Luxmore Realty**

**Location! Location! Location! Beautiful 50x131 feet south facing lot in quiet and desirable prime Dunbar West. Well maintained livable home with three bedrooms rented by good tenant. Close to St. George's School, Dunbar Community Center, Shaughnessy Golf and Country Club, UBC, shopping, banks, restaurants and transit. Good holding property or build your dream home. Don't miss this one! All measurements are approximate, buyer to verify. Excellent Opportunity, Must See!**