

**Active**  
**R2952368**  
 Board: V, Detached  
 House/Single Family

**3852 W 50TH AVENUE**

Vancouver West  
 Southlands  
 V6N 3V5

**\$5,380,000 (LP)**

(SP)



Days on Market: **25** List Date: **1/2/2025** Seller's Acceptance Date:  
 Orig. Price: **\$5,380,000** Expiry Date: **5/2/2025** Subject Removal Date:  
 Prev. Price: **\$0** Completion Date:

Meas. Type: **Feet** If new, GST/HST Approx. Year Built: **2024**  
 Frontage (feet): **66.00** Bedrooms: **5** Age: **1**  
 Frontage (metres): **20.12** Bathrooms: **6** Zoning: **RS-5**  
 Depth / Size: **147.50** Full Baths: **5** Gross Taxes: **\$11,513.90**  
 Lot Area (sq.ft.): **9,735.00** Half Baths: **1** For Tax Year: **2024**  
 Lot Area (acres): **0.22** Rear Yard Exp: Tax Inc. Utilities?:  
 Flood Plain: **No** P.I.D.: **029-853-702** Tour:  
 View: **No**

Complex/Subdiv:  
 First Nation Reserve:  
 Services Connected: **Community, Electricity, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey** Total Parking: **3** Covered Parking: **3** Parking Access: **Lane**  
 Construction: **Frame - Wood** Parking: **Garage; Triple, Open**  
 Exterior: **Mixed, Wood** Driveway Finish:  
 Foundation: **Concrete Perimeter** Dist. to Public Transit: Dist. to School Bus:  
 Renovations: Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
 # of Fireplaces: **1** R.I. Fireplaces: Reno. Year: Seller's Interest: **Registered Owner**  
 Fireplace Fuel: **Electric** Rain Screen: Property Disc.: **Yes**  
 Fuel/Heating: **Radiant** Metered Water: Fixtures Leased: **No**  
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)** R.I. Plumbing: Fixtures Rmvd: **:**  
 Type of Roof: **Asphalt** Floor Finish:

Legal: **LOT 2, BLOCK 5, PLAN EPP40696, DISTRICT LOT 314, GROUP 1, NEW WESTMINSTER LAND DISTRICT** Municipal Charges

Amenities: Garbage:  
 Water:  
 Dyking:  
 Sewer:  
 Other:

Site Influences:  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Security System**

Finished Floor (Main):	2,092	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,666	Main	Living Room	15'1 x 14'	Above	Bedroom	12'9 x 12'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'3 x 11'10	Above	Bedroom	14'3 x 11'10	Main 2
Finished Floor (Below):	0	Main	Kitchen	18'3 x 16'	Above	Bedroom	15'10 x 10'3	Above 5
Finished Floor (Basement):	269	Main	Family Room	15'11 x 18'	Above	Bedroom	12'3 x 9'4	Above 4
Finished Floor (Total):	4,027 sq. ft.	Main	Office	10' x 13'10	Above	Wok Kitchen	7'6 x 9'5	Above 4
Unfinished Floor:	0	Main	Foyer	13'8 x 10'5	Above	Study	14'10 x 7'	Above 3
Grand Total:	4,027 sq. ft.	Main	Wok Kitchen	8' x 8'			x	Above 3
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Media Room	13'10 x 11'10			x	
		Main	Nook	4'0 x 10'1			x	
		Main	Mud Room	9'9 x 8'			x	
		Main	Laundry	9'9 x 8'			x	
		Main	Storage	7' x 4'			x	
		Above	Primary Bedroom	14'10 x 11'3			x	

Crawl/Bsmt. Ht: # of Levels: **3** Manuf Type: Registered in MHR?: PAD Rental:  
 # of Kitchens: **3** # of Rooms: **19** MHR#: CSA/BCE: Maint. Fee:

ByLaw Restrictions:

List Broker 1: **Luxmore Realty - OFC: 604-730-1111** List Broker 3:  
 List Desig Agt 1: **Sarina Han PREC\* - Phone: 778-882-0099** **sarina0099@gmail.com**  
 List Broker 2: Appointments: **Touchbase**  
 List Desig Agt 2: 3: Call: **Sarina**  
 Buyer's Broker 1: 3: Phone: **778-882-0099**  
 Buyer's Agent 1: 2: 3:  
 Owner: **\*\*Privacy Protected\*\* JIANGJUN HE**  
 Commission: **3.255% OF 1ST \$100K & 1.1625% ON BALANCE** Occupancy: **Owner**

Realtor **All measurements are approximate and should be verified by buyer if important. Square Feet from BC Assessment. Listing with team and**  
 Remarks: **team disclosure statement needed for offers. All offer to listing agent, seller requests not to post title search on listing. Open House @ every Saturday 2-4 pm.**

**Discover a new standard of luxury and innovation in Southlands, adjacent to the prestigious Point Grey Golf Club. This exceptional residence boasts five private ensuite bedrooms, ensuring maximum comfort and seclusion. With a spacious three-car garage, radiant heating, and air conditioning throughout, every detail has been thoughtfully designed for ease and sophistication. The gourmet kitchen is a culinary haven, featuring top-of-the-line Miele appliances and a separate wok kitchen for ultimate convenience. Experience cinematic perfection in the home theater, equipped with a premium Focal-JMlab and Denon audio system. Control your home with ease using the Siri-compatible Control 4 system, allowing you to manage lighting, temperature, and security via smartphone or voice commands.**