



3389 W 41st Ave., Vancouver

6 Bedrooms, 6 Bathrooms, over 5000 sq.ft. of luxury living space

Offered at \$3,588,000 - MLS #V932593

Fully renovated 5000+ sqft house on a huge lot in desirable Dunbar/ Kerrisdale area. House was originally custom built by owner. Ideal location! close to supermarket, St Georges, Crofton House and UBC. No expenses spared, owner spent over 350k in upgrades. Recent completed renovations include top of the line stainless steel appliances, new infrared sauna, new custom wine cellar, newly renovated washrooms and chefs dream kitchen, perfect for entertaining! All bedrooms upstairs have en-suites and walk in closets. Enjoy your outdoor heated pool with a newly landscaped yard. Nothing else to do but move in! Separate entrance for the basement for possible suite. Call to book your private viewing today!

Vancouver West, Dunbar
3389 W 41ST AV, V6N 3E5

MLS# V932593

Residential Detached
Active



List Price:	\$3,588,000		
Complex/Subdiv:			
Frontage:	66.00 ft	Bedrooms:	6
Depth/Size:	151.61	Bathrooms:	7
Lot Area SqFt:	0.00	Full Baths:	6
Rear Yard Exp:		Half Baths:	1
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:		Zoning:	RS5
View:			
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer, Water		
PID:	013-192-124		
Type:	House/Single Family		
Approx Yr Blt:	1994		
Age at List Date:	18		
Taxes:	\$8,549 (2011)		

Style of Home:	2 Storey w/ Bsmt.		Total Parking:	5	Covered Parking:	3
Construction:	Concrete Block, Frame - Wood		Parking Access:	Side		
Foundation:	Concrete Perimeter		Parking Facilities:	Garage; Triple		
Exterior:	Wood					
Rainscreen:		R/I Plumbing:	Dist to Public Trans:	Dist to School Bus:		
Type of Roof:	Tile - Concrete		Possession:			
Renovations:	Completely		Title to Land:	Freehold NonStrata		
Flooring:	Hardwood, Tile, Other		Seller's Interest:	Registered Owner		
Water Supply:	City/Municipal		Mortgage Info:	\$0		
Heat/Fuel:	Forced Air, Natural Gas		Property Disclosure:	Y		
No. of Fireplaces:	2	R/I Fireplaces:	Out Buildings:			
Fireplace Fuel:	Gas - Natural					
Outdoor Area:	Patio(s) & Deck(s)					
Pad Rental:						
Fixtures Leasi	N					
Fixt Removed:						
Legal:	PL VAP2070 LT 6 BLK 6 DL 2027 LD 36 RE-AMD (SEE 184584L), & BLOCK 7.					
Amenities:	Air Cond./Central, Exercise Centre, In Suite Laundry, Pool; Outdoor, Sauna/Steam Room					
Site Influences:	Central Location, Gated Complex, Golf Course Nearby, Shopping Nearby					
Features Incl:	Air Conditioning, Clothes Washer/Dryer/Fridge/Stove/DW, Garage Door Opener, Disposal - Waste, Security System, Smoke Alarm, Vacuum Blt. In					