



Presented by:  
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**Active**  
**R2508311**  
 Board: V  
 House/Single Family

**3569 W KING EDWARD AVENUE**  
 Vancouver West  
 Dunbar  
 V6S 1M4

Residential Detached  
**\$2,740,000** (LP)  
 (SP) **M**



Sold Date: \_\_\_\_\_ Frontage (feet): **46.00** Original Price: **\$2,790,000**  
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1930**  
 Depth / Size: **122** Bathrooms: **3** Age: **90**  
 Lot Area (sq.ft.): **5,612.00** Full Baths: **3** Zoning: **RS-5**  
 Flood Plain: \_\_\_\_\_ Half Baths: **0** Gross Taxes: **\$8,053.55**  
 Rear Yard Exp: **North** For Tax Year: **2020**  
 Council Apprv?: \_\_\_\_\_ Tax Inc. Utilities?: \_\_\_\_\_  
 If new, GST/HST inc?: \_\_\_\_\_ P.I.D.: **010-946-942**  
 Tour: **Virtual Tour URL**

View: \_\_\_\_\_ : \_\_\_\_\_  
 Complex / Subdiv: \_\_\_\_\_  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm 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: **1**  
 Fireplace Fuel: **Wood**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Fenced Yard, Sundeck(s)**  
 Type of Roof: **Asphalt**

Reno. Year: \_\_\_\_\_  
 R.I. Plumbing: \_\_\_\_\_  
 R.I. Fireplaces: \_\_\_\_\_  
 Metered Water: \_\_\_\_\_

Total Parking: **2** Covered Parking: **1** Parking Access: **Lane**  
 Parking: **Carport; Single**  
 Dist. to Public Transit: \_\_\_\_\_ Dist. to School Bus: \_\_\_\_\_  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 PAD Rental: \_\_\_\_\_  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Hardwood**

Legal: **LOT 14, BLOCK 25, PLAN VAP6180, DISTRICT LOT 139, NEW WESTMINSTER LAND DISTRICT, OF LOT 4**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**  
 Features: **CltHwsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'5 x 3'11	Below	Bedroom	9'5 x 8'10			x
Main	Living Room	18'7 x 13'4	Below	Bedroom	11'11 x 9'6			x
Main	Dining Room	12'4 x 12'1	Below	Bedroom	11'4 x 9'6			x
Main	Kitchen	14'7 x 9'5	Main	Bedroom	12'4 x 11'1			x
Above	Bedroom	11'3 x 10'3						x
Above	Master Bedroom	13'4 x 11'3						x
Above	Walk-In Closet	27'2 x 3'11						x
Below	Kitchen	14'3 x 5'4						x
Below	Living Room	14'10 x 10'11						x
Below	Dining Room	9'9 x 9'1						x

Finished Floor (Main):	933	# of Rooms:14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	605	# of Kitchens: 2	1	Main	4	No	Barn:
Finished Floor (Below):	909	# of Levels: 3	2	Above	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Below	3	No	Pool:
Finished Floor (Total):	2,447 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Grg Dr Ht:
Grand Total:	2,447 sq. ft.	Basement: Full, Fully Finished	6				
		Basement: Full, Fully Finished	7				
		Basement: Full, Fully Finished	8				



## 3569 West King Edward Avenue, Vancouver

Excellent opportunity to own a charming Dunbar family home on a south facing large 46' x 122' lot with North Shore mountain views. This character home has beautiful oak inlay floors, wood burning fireplace and over \$200k in updates in last few years: hot water tank, high efficiency furnace, windows, deck, newer kitchen and more. This is your opportunity to own a wonderful home with 3 bedrooms up with a full 3 bedrooms down with separate entrance. The Character status in this home allows for future opportunities to redevelop into a 4 Strata lot Development. One block from Lord Kitchener, close to Lord Byng, St George's, Crofton House with West Point Grey Academy & UBC nearby. Steps to Dunbar shopping & restaurants, Dunbar Community Centre and transit.

**\$2,740,000**

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Personal Real Estate Corporation

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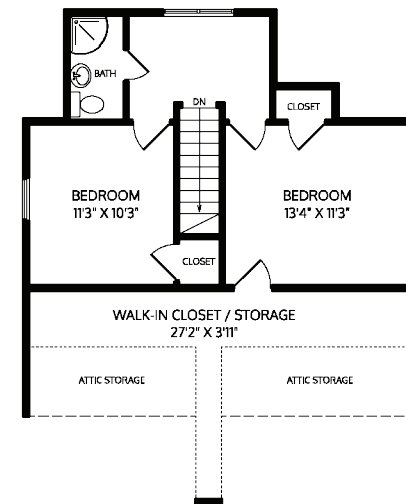
QUALIFIED MEMBER FIRM



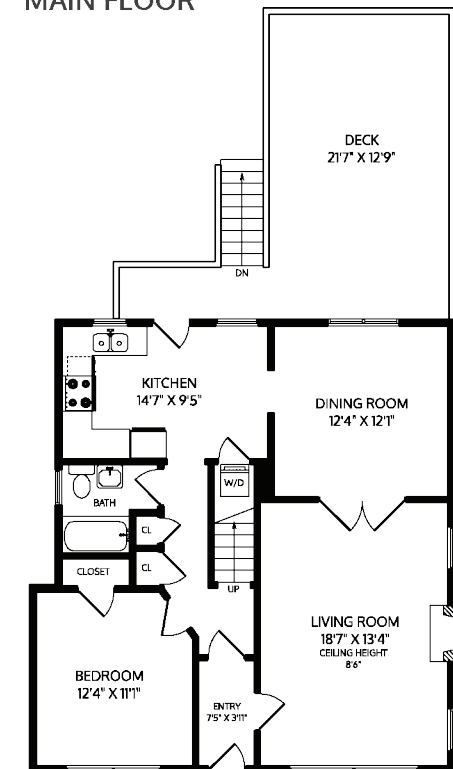
## 3569 West King Edward Avenue, Vancouver

Main Floor:	933 sq.ft.
Upper Floor:	605 sq.ft.
Lower Floor:	909 sq.ft.
<b>Total:</b>	<b>2447 sq.ft.</b>
Deck:	367 sq.ft.
Attic:	131 sq.ft.

UPPER FLOOR



MAIN FLOOR



LOWER FLOOR

