



Presented by:
Sean Stevens PREC*

Macdonald Realty
Phone: 604-782-0821
http://www.seanstevens.ca
contact@seanstevens.ca



Active
R2767886

Board: V
House/Single Family

3806 W KING EDWARD AVENUE

Vancouver West
Dunbar
V6S 1N1

Residential Detached

\$3,399,900 (LP)
(SP)



Sold Date:		If new, GST/HST inc?: No	Original Price: \$3,399,900
Meas. Type: Feet		Bedrooms: 4	Approx. Year Built: 2023
Frontage(feet): 0.00		Bathrooms: 5	Age: 0
Frontage(metres):		Full Baths: 4	Zoning: RS-5
Depth / Size: 0		Half Baths: 1	Gross Taxes: \$7,011.89
Lot Area (sq.ft.): 3,219.00		Rear Yard Exp: South	For Tax Year: 2023
Lot Area (acres): 0.07		P.I.D.: 031-488-846	Tax Inc. Utilities?:
Flood Plain: No			Tour: Virtual Tour URL
View: :			
Complex/Subdiv: Dunbar			
First Nation Reserve:			
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water			
Sewer Type: City/Municipal		Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Hot Water, Natural Gas, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit: **1** Dist. to School Bus: **3**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Hardwood, Tile**

Legal: **LOT A BLOCK 81 DISTRICT LOT 2027 GROUP 1 NEW WESTMINSTER DISTRICTPLAN EPP110132**

Amenities: **Air Cond./Central**

Site Influences: **Central Location, Golf Course Nearby, Lane Access, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Heat Recov. Vent., Microwave, Pantry, Security System**

Finished Floor (Main):	815	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	807	Main	Foyer	7'0 x5'11			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	16'6 x11'11			x	Main 2
Finished Floor (Below):	837	Main	Kitchen	16'1 x11'11			x	Above 6
Finished Floor (Basement):	0	Main	Dining Room	12'3 x10'11			x	Above 6
Finished Floor (Total):	2,459sq. ft.	Main	Mud Room	6'4 x4'11			x	Below 3
Unfinished Floor:	0	Above	Primary Bedroom	12'7 x12'4			x	Bsmt 4
Grand Total:	2,459sq. ft.	Above	Bedroom	10'7 x9'5			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	10'3 x8'7			x	
		Below	Recreation Room	14'11 x9'7			x	
		Bsmt	Living Room	14'11 x12'1			x	
		Bsmt	Kitchen	8'1 x3'6			x	
		Bsmt	Dining Room	4'6 x6'6			x	
		Bsmt	Bedroom	11'4 x10'6			x	

Suite: **Legal Suite**
Basement: **Fully Finished**

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **2** # of Rooms: **13**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

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

Introducing a stunning new home by Mizan Developments, designed by Architrix Design Studio and featuring interior design by "Untitled Design Agency". This gorgeous property boasts 3 bedrooms, 3.5 baths+ a legal one bedroom suite, all with luxurious features and finishes throughout. The kitchen is truly a chef's dream, featuring RBM millwork, chamfer edge pulls, and undermounted custom LED lighting. You'll love the built-in appliance garage and the 2.5-inch Caesarstone kitchen countertops, as well as the Fisher & Paykel appliances, gas cooktop, stove, integrated fridge/dishwasher, and built-in microwave. From the solid oak window trims to the brushed white oak flooring, every element has been carefully selected to create a warm and inviting atmosphere. Open House Sat/Sun April 15/16th 2-4pm