

# *Rare Opportunity to own a gorgeous water view property*



*Premium Dunbar Location with easy access to top schools, UBC, YVR!  
Water and Vancouver Island from main floor ...  
view of the world from a new build second level!*



*Marketing by Judith Meisen BuyVancouver*

Active

R2307083

Board: V

House/Single Family

3937 W 37TH AVENUE

Vancouver West

Dunbar

V6N 2W4

Residential Detached

\$3,998,000 (LP)

(SP)



Sold Date:

Meas. Type: Feet

Depth / Size: 130

Lot Area (sq.ft.): 8,580.00

Flood Plain:

Rear Yard Exp: North

Council Apprv?:

If new, GST/HST inc?:

View: Yes: WATER

Complex / Subdiv:

Services Connected: Community

Frontage (feet): 66.00

Bedrooms: 5

Bathrooms: 3

Full Baths: 3

Half Baths: 0

Original Price: \$3,998,000

Approx. Year Built: 1973

Age: 45

Zoning: RS 5

Gross Taxes: \$12,221.58

For Tax Year: 2018

Tax Inc. Utilities?: Yes

P.I.D.: 013-778-790

Tour:

Style of Home: Rancher/Bungalow w/Bsmt.

Construction: Frame - Wood

Exterior: Wood

Foundation: Concrete Perimeter

Rain Screen:

Renovations:

# of Fireplaces: 2

Fireplace Fuel: Wood

Water Supply: City/Municipal

Fuel/Heating: Forced Air, Natural Gas

Outdoor Area: Balcony(s)

Type of Roof: Asphalt

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Total Parking: Covered Parking: 2

Parking: Garage; Double

Dist. to Public Transit:

Title to Land: Freehold NonStrata

Property Disc.: Yes

PAD Rental:

Fixtures Leased: No :

Fixtures Rmvd: No :

Floor Finish: Mixed

Dist. to School Bus:

Legal: PL VAP2439 LT 4 BLK 37 DL 2027 LD 36. EXC N 10 FT NOW LANE.

Amenities:

Site Influences: Central Location, Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'10 x 12'6	Below	Recreation Ro...	18'11 x 12'2			x
Main	Dining Room	10'10 x 9'6	Below	Bedroom	18'4 x 10'2			x
Main	Kitchen	13'3 x 10'10	Below	Nook	7'8 x 5'8			x
Main	Eating Area	13'3 x 7'11	Below	Walk-In Closet	5'3 x 3'11			x
Main	Family Room	19'8 x 10'1	Below	Utility	14'11 x 9'10			x
Main	Master Bedroom	12'3 x 10'11	Below	Storage	15'7 x 10'6			x
Main	Bedroom	10'7 x 10'4	Below	Storage	9'11 x 5'7			x
Main	Bedroom	10'6 x 10'3	Below	Storage	21'3 x 5'2			x
Main	Foyer	10'1 x 6'11			x			
Below	Bedroom	10'4 x 10'2			x			

Finished Floor (Main):	1,838	# of Rooms:18	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	Yes	Barn:
Finished Floor (Below):	818	# of Levels: 2	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Below	3	No	Pool:
Finished Floor (Total):	2,656 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Door Height:
		Basement: Full	6				
Unfinished Floor:	566		7				
Grand Total:	3,222 sq. ft.		8				

Listing Broker(s): Macdonald Rlty J Meisen BuyVan

SUPERB water view lot in prime and beautiful Dunbar neighborhood. Charming 'Great Room' design begs family and friends – renovate, hold or build new! A rare opportunity to own a very special property. 2018 Land Assessment \$4.660!

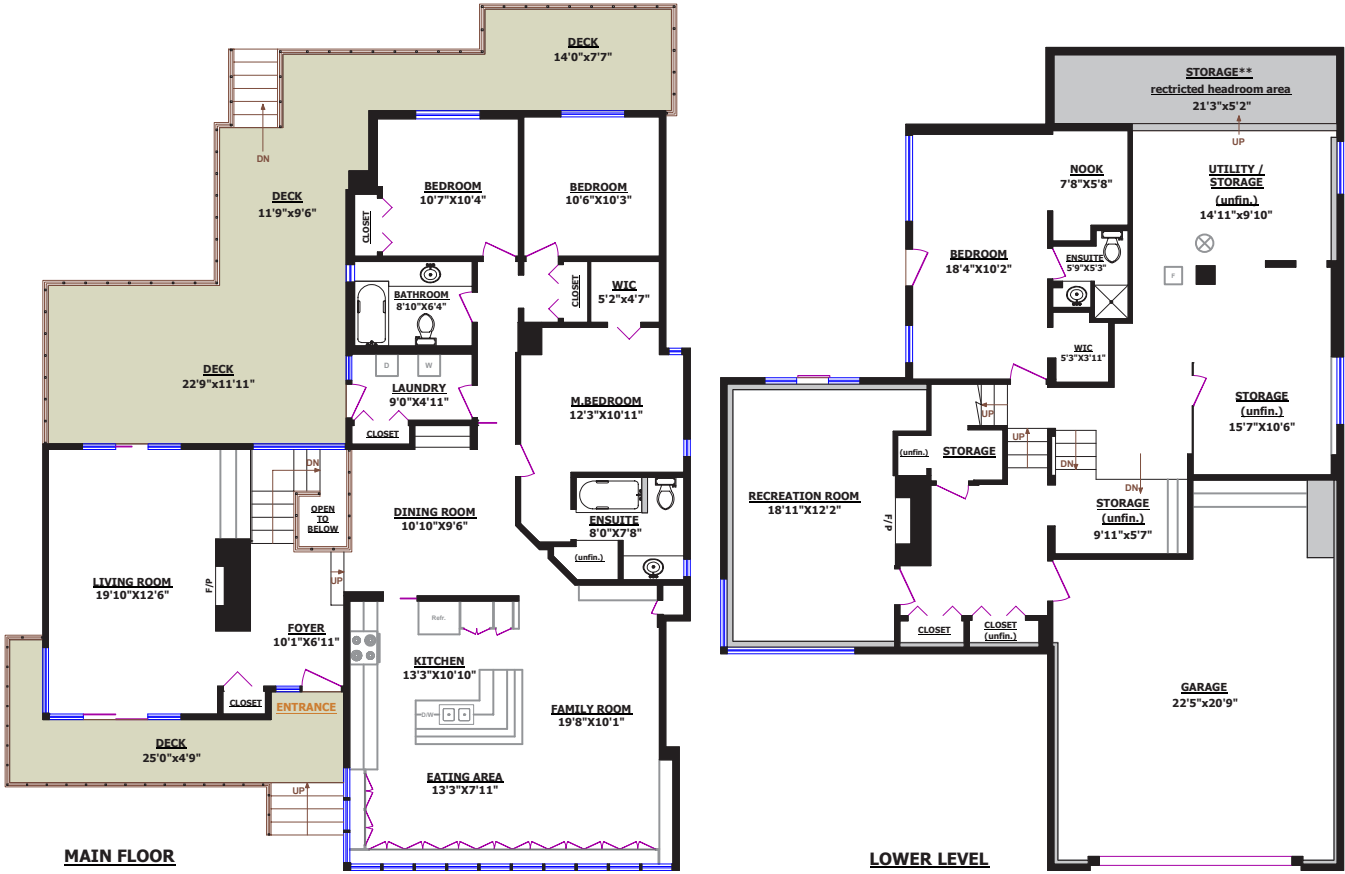


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**3937 W 37TH AVENUE, VANCOUVER**

<b>TOTALS*</b>		<b>OTHER AREAS:</b>	
Main Floor (finished):	1,838 sq.ft.	Garage:	577 sq.ft.
Lower Level (finished):	818 sq.ft.		
TOTAL FINISHED:	2,656 sq.ft.		
Main Floor (finished):	12 sq.ft.		
Lower Level (unfinished)*:	554 sq.ft.		
TOTAL UNFINISHED*:	566 sq.ft.		
GRAND TOTAL*:	3,222 sq.ft.		
* Exclude(s) restricted headroom areas of 128 sq.ft.			
** Restricted headroom area			





# 3937 West 37th Avenue, Vancouver



Central

Best Schools

Bike to UBC

A rare and beautiful water view rancher in premium Dunbar only comes once in a lifetime! A unique opportunity to have the perfect Dunbar water view 66 x 130 property to build a dream home! With gorgeous expansive outlooks to Vancouver Island from the main floor, the view will be spectacular from a 2nd level. It is an excellent holding property chance that offers a solid good home until ready to build. The wonderful Great Room design features a kitchen, eating area and family room with views out to Vancouver Island that will easily attract family and friendly gatherings, and a comfortable four bedroom/ three bath layout to please large families. This is a 10 not to be missed!

2018 Gross Taxes \$12,221.58

Approximate Year Built 1973

Unique 'Great Room' design, comfortable family home

577 sq. ft. double garage, front entry

3,222 sq. ft. per Vancouver Realty Support Group Inc.

Prime Vancouver West Location

2018 Land Assessment \$4.660!

Asking \$3,998,000

This property is shown by appointment



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