

*Premium Dunbar*  
*Exceptional Pre-Build Opportunity!*



*Beautifully maintained traditional  
Park-Like 53 x 131.15 lot*

*South-facing Back Garden!*

*Marketing by Judith Meisen BuyVancouver*



Well-maintained...rental ready

Living & dining rooms ...



... Fireplace detail



4042 West 29th Avenue,  
Dunbar

... Eating Nook garden view



Dining room outlook...



the promise is...  
family privacy, comfort, serenity

... Sundeck & Garden

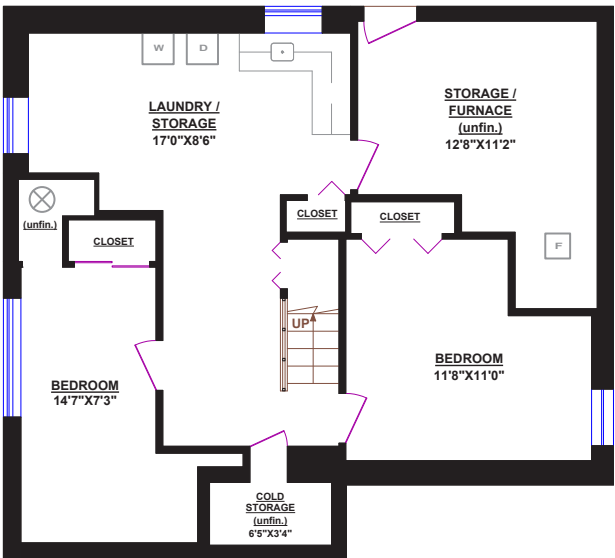
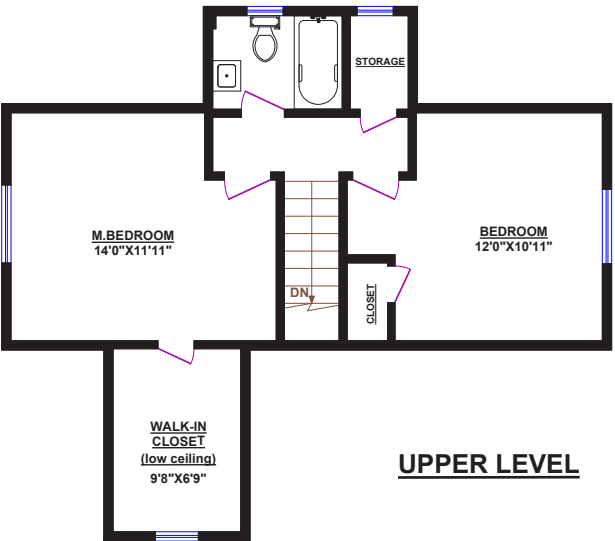
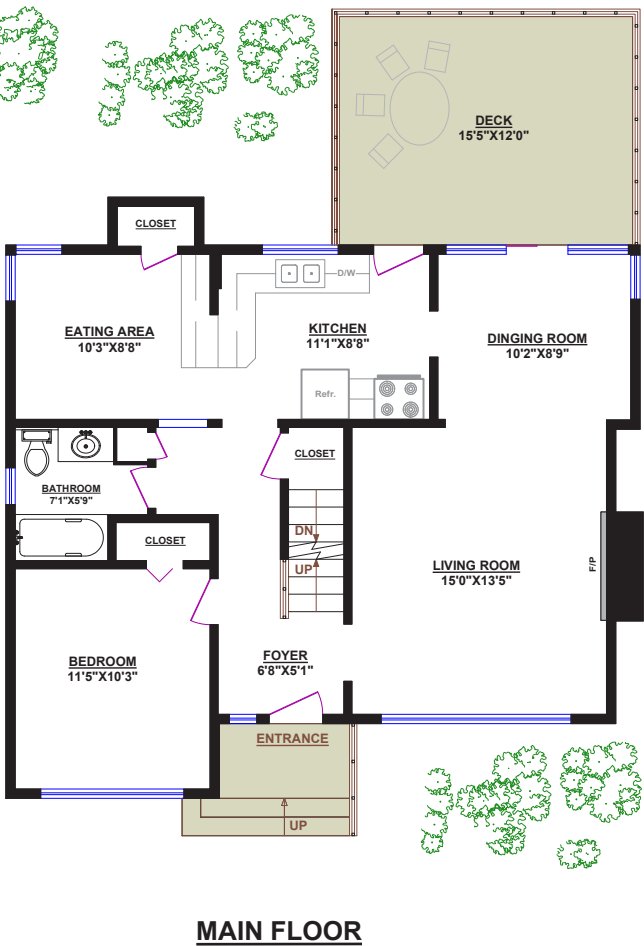


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**4042 W 29TH AVENUE, VANCOUVER**

<b>TOTALS</b>		
Main Floor (finished):	881 sq.ft.	<b>OTHER AREAS:</b>
Upper Level (finished)*:	475 sq.ft.	Garage: 345 sq.ft.
Lower Level (finished):	665 sq.ft.	Deck: 186 sq.ft.
<b>TOTAL FINISHED*:</b>	<b>2,021 sq.ft.</b>	
Lower Level (unfinished):	217 sq.ft.	
<b>GRAND TOTAL*:</b>	<b>2,238 sq.ft.</b>	

\*Excludes low ceiling area of 78 sq.ft.



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# 4042 West 29th Avenue, Dunbar

St. George's Immaculate Conception Queen Elizabeth Annex UBC



When professionals speak about location they also make a deeper distinction - between prime locations and *premium* locations. 4042 West 29th Avenue is in the heart of *premium* Dunbar. With enviable walking distance to St. George's Schools, Immaculate Conception, Queen Elizabeth, Stong's Market and a scant few minutes' bike drive to UBC it doesn't get any better than this!

This charming 2 level traditional with basement offers bright rooms with large picture windows and beautiful garden outlooks. The gorgeous large and southern 53 x 131.15 property is park-like and level with back lane access. It is a superb holding property pre-build in impeccable condition, offering \$3k rental range investment potential.

Features include five bedrooms, pretty hardwood floors, kitchen with separate eating area, up-dated bathrooms on main and 2nd level, living room with fireplace and beautiful garden outlooks from the dining room. Second level bedrooms are spacious and bright with ample closet space. Additional family comfort includes two lower level bedrooms, laundry area, and work-shop and cellar pantry.

South Lot 53 x 131.15

Gross Taxes/2013 \$9,169.30

Year Built 1950

Zoning RS 5

Double Garage

Single family Traditional, two level plus basement

Property has many flowering shrubs and fruit trees and includes a double garage with back-lane access

Square footage approximately 2,238 sq. ft. (excluding Garage).\*

\*Floor measurements by Vancouver Realty Support Group Inc.



*Premium* Dunbar Location

Asking \$2.498

This property is shown by appointment.

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