

Presented by:
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Vancouver West, Kerrisdale MLS# V778586 Residential Detached
3188 W 44TH AV, V6N 3K6 **Active**



List Price: \$2,098,000

Complex/Subdiv:

Frontage: 58.98 ft	Bedrooms: 6	PID: 010-758-968
Depth/Size: 120	Bathrooms: 7	Type: House/Single Family
Lot Area SqFt: 7175.00	Full Baths: 6	Approx Yr Blt: 1989
Rear Yard Exp: S, SW	Half Baths: 1	Age at List Date: 20
Meas Type: Feet	If New GST Incl:	Taxes: \$7,600 (2009)
Flood Plain: No	Zoning: RS-5	

View: Y - Outstanding south view of Vancouver Island from the Deck.
 Serv. Connected: Water, Storm Sewer, Sanitary Sewer, Natural Gas, Electricity

Style of Home: 2 Storey w/Bsmt.	Total Parking: 3	Covered Parking: 3
Construction: Frame - Wood	Parking Access: Lane	
Foundation: Concrete Perimeter	Parking Facilities: Garage: Triple	
Exterior: Stucco		
Rainscreen:	R/I Plumbing:	Dist to Public Trans: 2 Blocks
Type of Roof: Asphalt		Dist to School Bus: 1 Block
Renovations:	Reno Year:	Possession: TBA
Flooring: Wall/Wall/Mixed, Tile, Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Natural Gas, Radiant		Mortgage Info: \$0 / Treat as Clear Title
No. of Fireplaces: 3	R/I Fireplaces:	Property Disclosure: Y - Upon Acceptance of an Offer
Fireplace Fuel: Wood, Gas - Natural		Out Buildings:
Outdoor Area: Sundeck(s), Fenced Yard		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL 6931 LT 10 BLK 12 DL 321 LD 36
 Amenities: In Suite Laundry, Sauna/Steam Room, Garden
 Site Influences: Central Location, Private Setting, Private Yard, Shopping Nearby, Recreation Nearby, Golf Course Nearby
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Compactor - Garbage, Disposal - Waste, Drapes/Window Coverings, Microwave, Oven-Built In, Security System, Vacuum Blt. In, Dishwasher, Garage Door Opener

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Master Bedroom	16' X 17'	Main F.	Family Room	14' X 15'9	Main F.	Other	17'4 X 5'
Above	Walk-In Closet	6'2 X 6'9	Main F.	Kitchen	17'7 X 16'2			X
Above	Walk-In Closet	6'5 X 7'	Below	Bedroom	13'5 X 14'9			X
Above	Other	11'6 X 11'6	Below	Bedroom	10'5 X 12'			X
Above	Bedroom	14'5 X 12'5	Below	Living Room	12'8 X 19'2			X
Above	Bedroom	14'5 X 11'	Below	Kitchen	16' X 6'			X
Main F.	Bedroom	13'8 X 12'6	Below	Laundry	6' X 7'6			X
Main F.	Entrance Hall	13'6 X 11'	Below	Utility	6' X 9'			X
Main F.	Living Room	20' X 15'	Below	Sauna	6' X 6'			
Main F.	Dining	12'6 X 16'	Main F.	Patio	14'4 X 13'			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,627	Total # Rooms: 21	1 6 Piece; Ensuite: Y; Level: Above
Finished Floor Up SqFt: 1,285	# Kitchens: 2	2 4 Piece; Ensuite: Y; Level: Above
Finished Floor Down: 1,242	Finished Levels: 3	3 4 Piece; Ensuite: Y; Level: Above
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 3'8 8"	4 4 Piece; Ensuite: Y; Level: Main F.
Total Finished Floor SqFt: 4,154	Basement Area: Full	5 2 Piece; Ensuite: N; Level: Main F.
		6 3 Piece; Ensuite: N; Level: Below
Unfinished Floor: 0	Suite:	7 4 Piece; Ensuite: Y; Level: Below
Grand Total Floor Area: 4,154		8

Listing Broker(s): Maxxus Int'l Real Estate Group

This wonderful family home is situated on very quiet street in prestigious Kerrisdale. Steps to one of the best private girls school in Vancouver-Crofton House. Other private-public schools are nearby. Great shopping, services & restaurants all offered in Kerrisdale. European built, 4,154 sq.ft. quality constructed home offering 6 large bedrooms & 7 bathrooms that have been meticulously maintained over the years. Beautifully decorated with classic neutral tones in granite, marble, tiles & high quality carpet. This bright warm home offers outstanding south views of the Island. Elegant foyer with dramatic 2 story ceiling height and an open staircase. You will not be disappointed, CALL TODAY for your appointment. OPEN HOUSE SUN 2-4PM