



2019 WEST 36TH AVENUE

4 BED | 4 BATH | 2951 SQ. FT.

This beautiful home has been fully restored while maintaining all the charm and character you would expect out of a 1920's build. When you enter the home, you immediately notice the leaded glass windows & doors, refinished oak flooring, coffered ceilings & wainscoting details. The main floor is an entertainer's dream, with spacious formal dining room/living room, both featuring wood burning fireplaces. The gourmet kitchen has been tastefully updated overlooking the large back deck & mature gardens. 3 bedrooms upstairs with gorgeous city & mountain views. Bring your design ideas for the downstairs, or enjoy an extra bedroom, workshop & storage areas. Fantastic family neighbourhood with close proximity to all Kerrisdale has to offer.

NEIGHBOURHOOD HIGHLIGHTS

Elementary School

Quilchena Elementary

High School

Point Grey Secondary

French Immersion

Sir Winston Churchill Secondary

WALK SCORE: 91

BIKE SCORE: 72

TRANSIT SCORE: 58

Keith Roy
AND ASSOCIATES

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RE/MAX



KEITH ROY, PREC*



GREG DENT



GREGORY ANDRUFF, PREC*



TARYN LEES



SARAH HOPKINS



EMMA HAMEL

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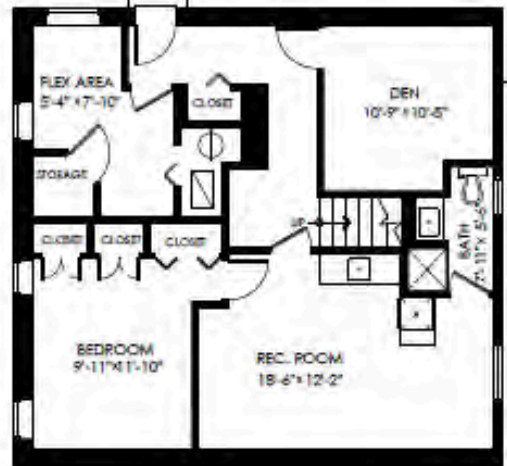
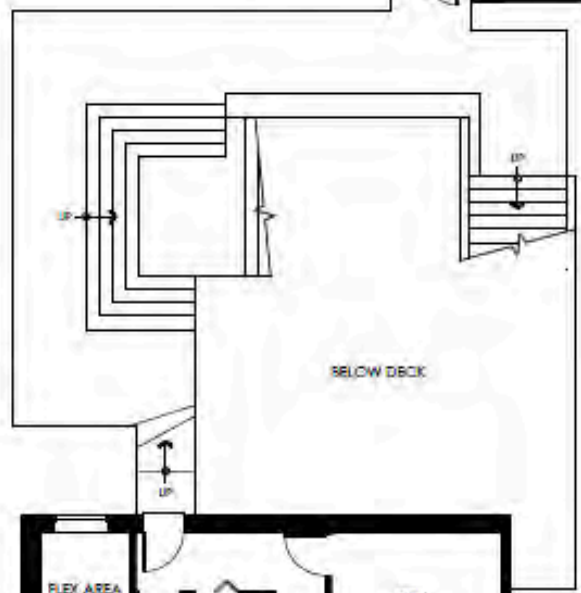
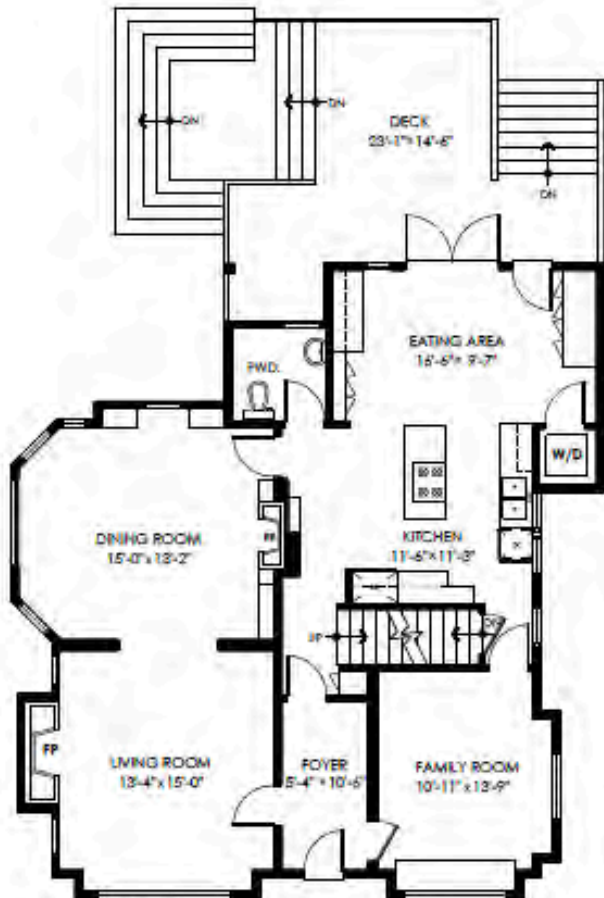
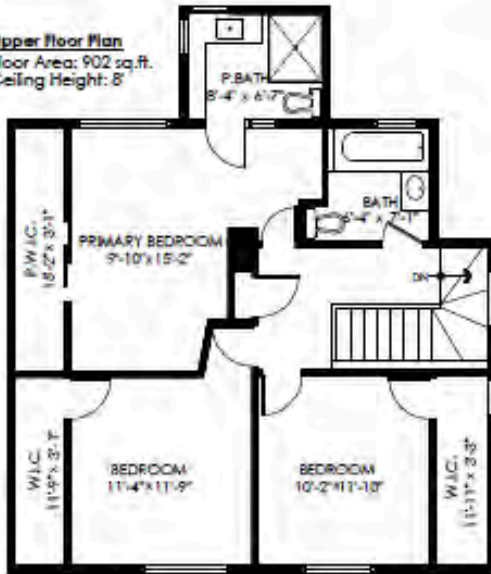


View additional photos & 3D tour at www.KeithRoy.com

Main Floor: 1,177 sq.ft.
 Upper Floor: 902 sq.ft.
 Lower Floor: 872 sq.ft.
Total Livable: 2,951 sq.ft.

Deck: 250 sq.ft.
 Detached Garage: 427 sq.ft.
Total Extras: 677 sq.ft.

Upper Floor Plan
 Floor Area: 902 sq.ft.
 Ceiling Height: 8'



Main Floor Plan
 Floor Area: 1177 sq.ft.
 Ceiling Height: 9'

Lower Floor Plan
 Floor Area: 872 sq.ft.
 Ceiling Height: 7'



MEASURED ON: (2024-05-17)

info@pixlworks.com www.pixlworks.com 604.329.5788



1/32 Measured: Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished areas. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within 1-2% tolerance.



Presented by:
Keith Roy PREC*

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Active
R2888082

Board: V
House/Single Family

2019 W 36TH AVENUE

Vancouver West
Quilchena
V6M 1L1

Residential Detached

\$3,875,000 (LP)
(SP)



Sold Date: _____ If new, GST/HST inc?: _____ Original Price: **\$3,875,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1920**
Frontage(feet): **50.00** Bathrooms: **4** Age: **104**
Frontage(metres): **15.24** Full Baths: **3** Zoning: **RS-5**
Depth / Size: **120** Half Baths: **1** Gross Taxes: **\$13,809.80**
Lot Area (sq.ft.): **6,000.00** Rear Yard Exp: **North** For Tax Year: **2023**
Lot Area (acres): **0.14** P.I.D.: **013-281-020** Tax Inc. Utilities?: **No**
Flood Plain: _____ Tour: **Virtual Tour URL**
View: **No :**
Complex/Subdiv: _____
First Nation Reserve: _____
Services Connected: **Community, Electricity, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.** Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
Construction: **Frame - Wood** Parking: **Garage; Double**
Exterior: **Other, Wood** Driveway Finish: _____
Foundation: **Concrete Perimeter** Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Renovations: **Partly** Reno. Year: _____ Title to Land: **Freehold NonStrata** Land Lease Expiry Year: _____
of Fireplaces: **2** R.I. Fireplaces: _____ Property Disc.: **Yes**
Fireplace Fuel: **Wood** Rain Screen: _____ Fixtures Leased: **No :**
Fuel/Heating: **Forced Air, Natural Gas, Wood** R.I. Plumbing: _____ Fixtures Rmvd: **Yes :Basement fridge**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard** Floor Finish: **Hardwood, Wall/Wall/Mixed**
Type of Roof: **Torch-On**

Legal: **LOT 15, BLOCK 21, PLAN VAP2975, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, OF LOT 4**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **CitWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,177	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	902	Main	Foyer	5'4 x 10'6			x	Floor #Pcs
Finished Floor (AbvMain2):	872	Main	Living Room	13'4 x 15'			x	Main 2
Finished Floor (Below):	0	Main	Dining Room	15' x 13'2			x	Above 3
Finished Floor (Basement):	0	Main	Kitchen	11'6 x 11'3			x	Above 4
Finished Floor (Total):	2,951sq. ft.	Main	Eating Area	16'6 x 9'7			x	Below 3
Unfinished Floor:	0	Main	Family Room	10'11 x 13'9			x	
Grand Total:	2,951sq. ft.	Main	Primary Bedroom	9'10 x 15'2			x	
		Main	Bedroom	11'4 x 11'9			x	
		Main	Bedroom	10'2 x 11'10			x	
		Below	Bedroom	9'11 x 11'10			x	
		Below	Den	10'9 x 10'5			x	
		Below	Recreation Room	18'6 x 12'2			x	
		Below	Flex Room	5'4 x 7'10			x	

Crawl/Bsmt. Height: _____ # of Levels: **3** Manuf Type: _____ Registered in MHR?: _____ PAD Rental: _____
of Kitchens: **1** # of Rooms: **13** MHR#: _____ CSA/BCE: _____ Maint. Fee: _____
ByLaw Restrictions: _____

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