



## NEIGHBORHOOD HIGHLIGHTS

Elementary School

Lord Kitchener Elementary

High School

Lord Byng Secondary

French Immersion

General Gordon Elementary

Kitsilano Secondary

Walk Score: 80

Bike Score: 93

Transit Score: 57

# 3507 WEST 31st AVENUE

## 5 BED, 4 BATH, 3140 SQ. FT.

Are you looking for a great family home? This well put-together home has a chef's kitchen, welcoming outdoor space & lots of storage for any family. Updated kitchen in 2010 with induction cooktop, granite countertops, Citation kitchen cabinets Downstairs provides lots of space for family, nanny or AirBNB. The built-in lawn sprinklers allow for a verdant backyard & comfortable patio perfect for entertaining. Three fireplaces make this a warm & cozy home in the winter. An Arlo security camera system with built-in alarm keeps the home secure. Dunbar Village is around the corner with shopping, transit & Dunbar Community Centre just steps away. Close to Saints & Crofton House make this an ideal location.

### \$3,598,000

Keith Roy, PREC\*

Jacob Lahti

Greg Dent

Greg Andruff, PREC\*

Sarah Hopkins

**Keith Roy**  
AND ASSOCIATES

604.210.2933  
team@keithroy.com  
www.KeithRoy.com



Master  
11 Years



**RE/MAX**

This communication is not intended to cause or induce breach of an existing agency agreement. RE/MAX Select Realty.

\*Personal Real Estate Corporation



# 3507 WEST 31st AVENUE

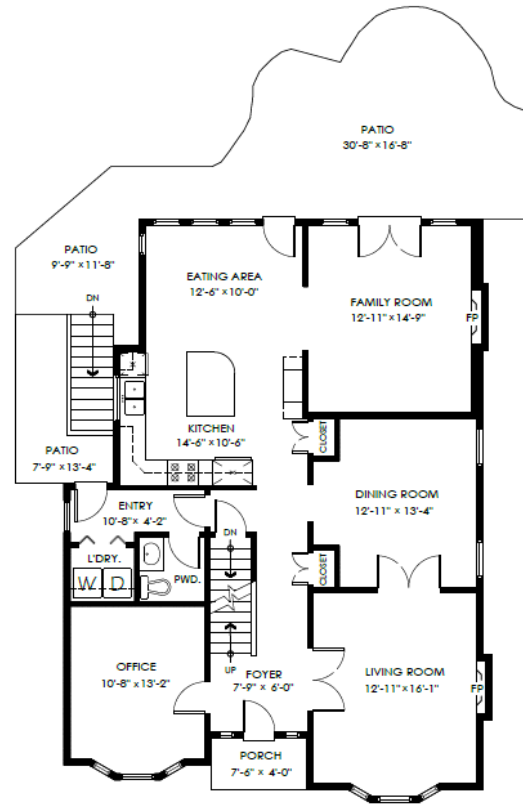
View additional photos & 3D tour at [www.VancouverPropertyFinder.com](http://www.VancouverPropertyFinder.com)



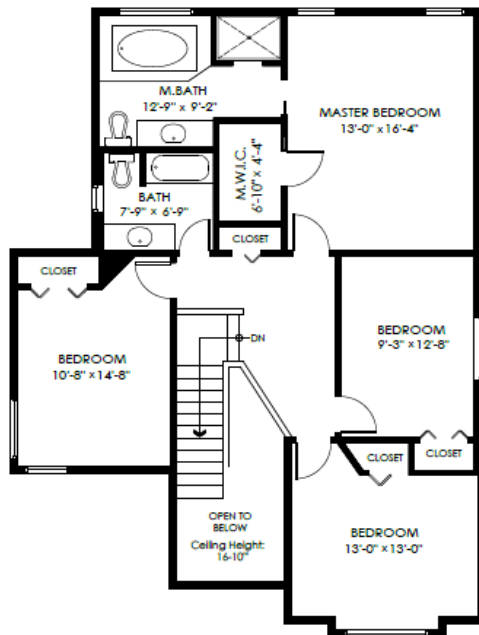
Main Floor: 1,350 sq.ft.  
 Upper Floor: 1,115 sq.ft.  
 Lower Floor: 675 sq.ft.  
**Total Livable: 3,140 sq.ft.**

Patio: 538 sq.ft.  
 Porch: 30 sq.ft.  
**Total Extras: 568 sq.ft.**

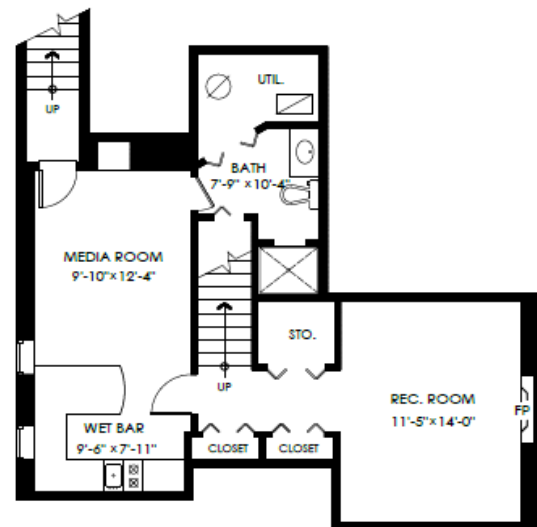
Open To Below: 84 sq.ft.



**Main Floor Plan**  
 Floor Area: 1350 sq.ft.  
 Ceiling Height: 7'-11"



**Upper Floor Plan**  
 Floor Area: 1115 sq.ft.  
 Ceiling Height: 7'-11"



**Lower Floor Plan**  
 Floor Area: 675 sq.ft.  
 Ceiling Height: 7'-3"



MEASURED ON: (2022-02-04)

info@pixlworks.com www.pixlworks.com 604.329.5788

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







Presented by:  
**Gregory Andruff PREC\***  
 RE/MAX Select Realty  
 Phone: 778-899-4267  
<http://www.vancouverpropertyfinder.com>  
[gregandruff@remax.net](mailto:gregandruff@remax.net)



**Active** **3507 W 31ST AVENUE** Residential Detached  
**R2650688** Vancouver West **\$3,598,000** (LP)   
 Board: V Dunbar (SP)   
 House/Single Family V6S 1X8



Sold Date: If new, GST/HST inc?: Original Price: **\$3,598,000**  
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1988**  
 Frontage(feet): **41.20** Bathrooms: **4** Age: **34**  
 Frontage(metres): **12.56** Full Baths: **3** Zoning: **RS-5**  
 Depth / Size: Half Baths: **1** Gross Taxes: **\$9,644.51**  
 Lot Area (sq.ft.): **5,356.00** Rear Yard Exp: For Tax Year: **2021**  
 Lot Area (acres): **0.12** P.I.D.: **007-844-166** Tax Inc. Utilities?:  
 Flood Plain: Tour: **Virtual Tour URL**  
 View: :  
 Complex/Subdiv: :  
 Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Wood**  
 Foundation: **Concrete Perimeter**  
 Renovations: **Partly**  
 # of Fireplaces: **3** R.I. Fireplaces:  
 Fireplace Fuel: **Natural Gas**  
 Fuel/Heating: **Forced Air**  
 Outdoor Area: **Patio(s) & Deck(s)**  
 Type of Roof: **Asphalt**  
 Total Parking: **2** Covered Parking: **2** Parking Access: **Lane, Rear**  
 Parking: **Garage; Double**  
 Driveway Finish:  
 Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**  
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
 Property Disc.: **Yes**  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** : **2nd Dishwasher below has not been used in a while.**  
 Floor Finish: **Mixed**

Legal: **LOT E, BLOCK 63, PLAN VAP21316, DISTRICT LOT 2027, NEW WESTMINSTER LAND DISTRICT**

Amenities:  
 Site Influences: **Golf Course Nearby, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Security System, Vacuum - Built In, Wine Cooler**

Finished Floor (Main):	1,350	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,115	Main	Foyer	7'9 x 6'0	Above	Walk-In Closet	6'10 x 4'4	Floor #Pcs
Finished Floor (AbvMain2):	675	Main	Office	10'8 x 13'2	Above	Bedroom	9'3 x 12'8	Main 2
Finished Floor (Below):	0	Main	Foyer	10'8 x 4'2	Above	Bedroom	13'0 x 13'0	Above 4
Finished Floor (Basement):	0	Main	Kitchen	14'6 x 10'	Below	Kitchen	9'6 x 7'11	Above 4
Finished Floor (Total):	3,140 sq. ft.	Main	Eating Area	12'6 x 10'0	Below	Bedroom	9'10 x 12'4	Above 4
Unfinished Floor:	0	Main	Family Room	12'11 x 14'9	Below	Recreation Room	11'5 x 14'0	Below 3
Grand Total:	3,140 sq. ft.	Main	Dining Room	12'11 x 13'4			x	
Fir Area (Det'd 2nd Res):	sq. ft.	Main	Living Room	12'11 x 16'1			x	
Suite:		Main	Patio	7'9 x 13'4			x	
Basement: Full		Main	Patio	9'9 x 11'8			x	
		Main	Patio	30'8 x 16'8			x	
		Above	Bedroom	10'8 x 14'8			x	
		Above	Master Bedroom	13'0 x 16'4			x	

Crawl/Bsmt. Height: # of Levels: **3** Manuf Type: Registered in MHR?: PAD Rental:  
 # of Kitchens: **2** # of Rooms: **19** MHR#: CSA/BCE: Maint. Fee:  
 ByLaw Restrictions:

Keith Roy, PREC\* Jacob Lahti Greg Dent Greg Andruff, PREC\* Sarah Hopkins

**Keith Roy**  
 AND ASSOCIATES  
 604.210.2933  
 team@keithroy.com  
 www.KeithRoy.com

