

3257 West 11th Avenue Offered at \$3,498,000

This one owner, custom-built home is stunning. The moment you enter you will be impressed with the open floor plan that makes this home feel MUCH larger than it is. Features include 4 to 5 bedrooms including a self-contained suite for family or tenant, 4 bathrooms and 3,343 sq. ft. of living space on 4 levels. The west facing back deck is huge and perfect for entertaining. The location is prime, just a short walk to Kitsilano Beach and local schools, and a short drive to UBC and Downtown. Truly a special home in an incredible neighborhood.



ERIC CHRISTIANSEN
GROUP
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2479 BELLEVUE AVE, WEST VANCOUVER, BC V7V 1E1

Active
R2866481
 Board: V
 House/Single Family

3257 W 11TH AVENUE

Vancouver West
 Kitsilano
 V6K 2M9

Residential Detached
\$3,498,000 (LP) 
 (SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$3,498,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2004**
 Frontage(feet): **33.00** Bathrooms: **4** Age: **20**
 Frontage(metres): **10.06** Full Baths: **3** Zoning: **R1-1**
 Depth / Size: **122.3 IRR** Half Baths: **1** Gross Taxes: **\$11,507.10**
 Lot Area (sq.ft.): **4,036.00** Rear Yard Exp: **North** For Tax Year: **2023**
 Lot Area (acres): **0.09** P.I.D.: **013-885-511** Tax Inc. Utilities?:
 Flood Plain: Tour:
 View: :
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Stucco, Wood**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Hot Water, Natural Gas, Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 Rain Screen: **No**
 Metered Water:
 R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
 Parking: **Garage; Double**
 Driveway Finish:
 Dist. to Public Transit: **Near** Dist. to School Bus: **Near**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Property Disc.: **Yes**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **LOT 20, BLOCK 65, PLAN VAP2341, DISTRICT LOT 540, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Finished Floor (Main):	1,007	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,015	Main	Living Room	20'11 x 14'0	Below	Den	11'9 x 10'1	Floor #Pcs
Finished Floor (AbvMain2):	387	Main	Dining Room	14'9 x 10'9	Below	Laundry	8'10 x 5'0	Main 2
Finished Floor (Below):	934	Main	Kitchen	18'10 x 13'2			x	Above 7
Finished Floor (Basement):	0	Main	Foyer	8'7 x 5'10			x	Above 4
Finished Floor (Total):	3,343 sq. ft.	Above	Primary Bedroom	18'2 x 13'5			x	Below 4
Unfinished Floor:	0	Above	Walk-In Closet	10'7 x 10'1			x	
Grand Total:	3,343 sq. ft.	Above	Bedroom	11'0 x 11'0			x	
		Above	Bedroom	10'8 x 10'2			x	
		Above	Den	8'0 x 6'5			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Abv Main 2	Loft	24'0 x 12'11			x	
		Below	Kitchen	10'9 x 10'7			x	
Suite:		Below	Media Room	15'6 x 9'4			x	
Basement: None		Below	Bedroom	11'5 x 8'9			x	

Crawl/Bsm. Height: # of Levels: **3**
 # of Kitchens: **2** # of Rooms: **15**

Manuf Type: Registered in MHR?:
 MHR#: CSA/BCE: PAD Rental:
 ByLaw Restrictions: Maint. Fee:

Listing Broker(s): **Bellevue Realty Group**

Macdonald Realty

Full video tour at www.ericchristiansen.com

All information contained herein is deemed to be accurate but should not be relied upon without verification.



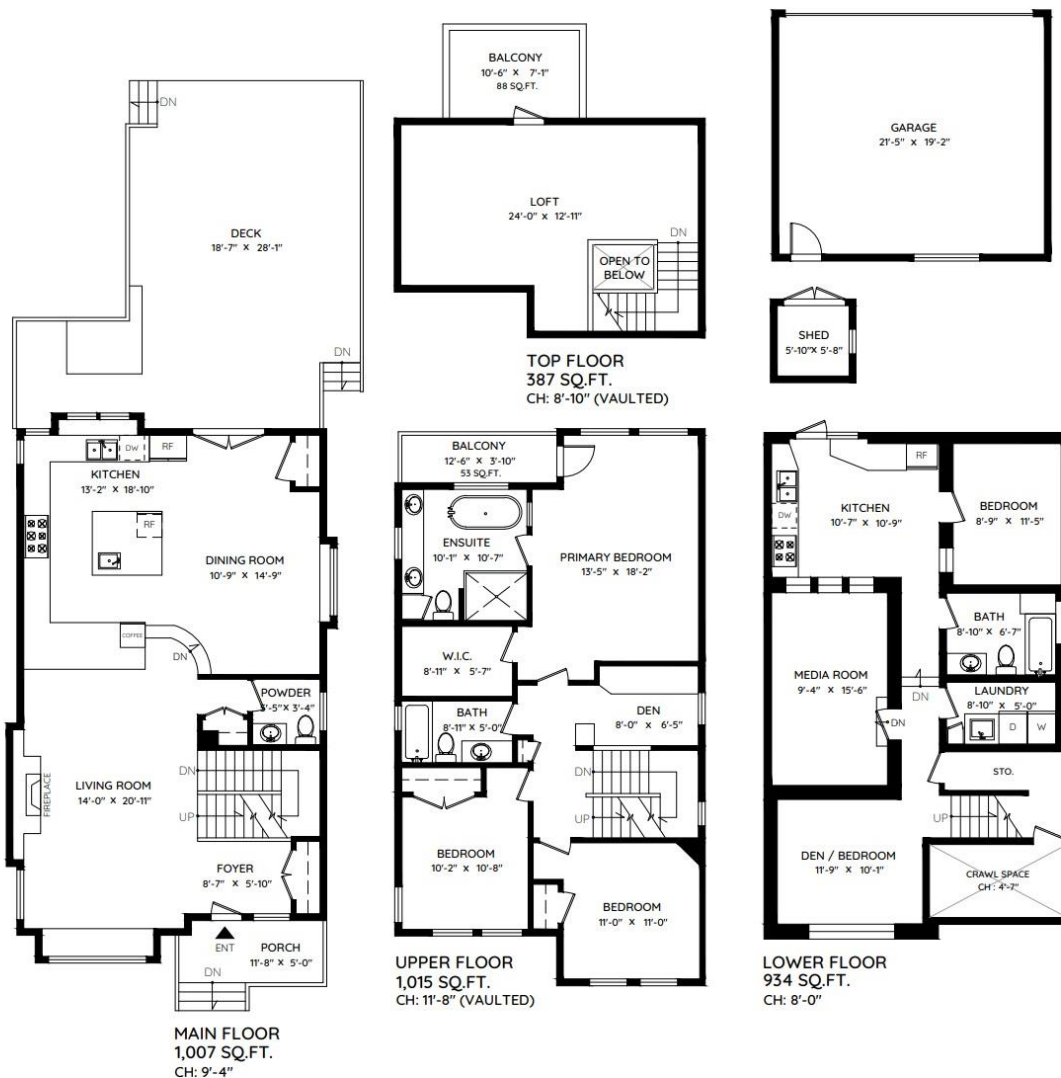
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BRG

3257 WEST 11TH AVENUE
VANCOUVER, BC

MAIN	1007 SQ.FT.	GARAGE	455 SQ.FT.
UPPER	1015 SQ.FT.	BALCONY	141 SQ.FT.
TOP	387 SQ.FT.	DECK	598 SQ.FT.
LOWER	934 SQ.FT.	PORCH	75 SQ.FT.
TOTAL	3,343 SQ.FT.	SHED	47 SQ.FT.
		TOTAL	1,316 SQ.FT.



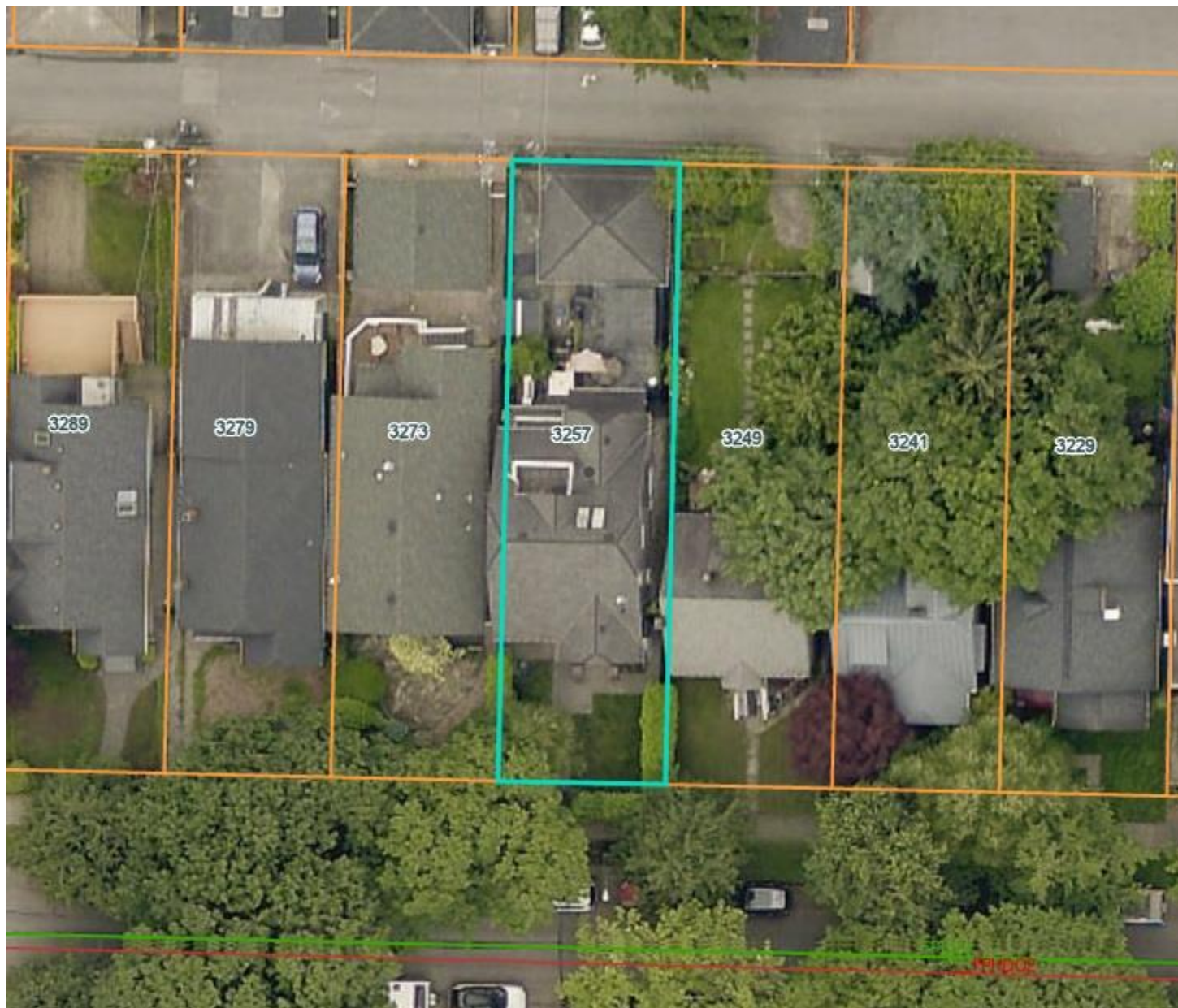
The floor plan and measurements are approximate, typically within +/- 2%. These are intended strictly for advertising purposes. They may encompass unfinished areas and are not intended for architectural or construction applications. There may be variances in the numbers if there were restrictions on property access or if taking precise measurements at the time of measuring isn't feasible. E&O Insured.

keyplan



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