B7G

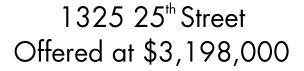
BELLEYUE Realty Group®













Exceptional 4 bed, 5 bath family home in the heart of Dundarave. This 2-level residence features an updated kitchen with stainless steel appliances, hardwood floors, and gas fireplace. The bright main floor offers open-concept living, dining and kitchen, with vaulted ceilings, 2 bedrooms and 2.5 bathrooms. The lower level includes 2 bedrooms, bathroom, a spacious rec room with wet bar, and a custom wine cellar. Enjoy the private yard with lush greenery and a patio perfect for entertaining. Unbeatable location just steps to bus stop, Irwin Park School, IGA, shops, and the beach.



BRG

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Active R3047662 Board: V	West Du	TH STREET Vancouver ndarave	Residential Detached \$3,198,000 (LP) (SP) M
House/Single Family	Sold Date: Meas. Type: Frontage(feet): Frontage(metre: Depth / Size: Lot Area (sq.ft.) Lot Area (acres) Flood Plain: View: Complex/Subdiv First Nation Res Services Connecte	65.00 Half Baths: 1 : 8,580.00 Rear Yard Exp: South : 0.20 P.I.D.: 013-949 No: : erve: ed: Electricity, Natural Gas, Water	Original Price: \$3,198,000 Approx. Year Built: 1948 Age: 77 Zoning: RS4 Gross Taxes: \$8,557.95 For Tax Year: 2025 Tax Inc. Utilities?: Tour: Virtual Tour URL
Style of Home: Construction: Exterior: Frame - Wood Stone, Wood Foundation: Concrete Perimeter Renovations: # of Fireplaces: Fireplace Fuel: Natural Gas Fuel/Heating: Outdoor Area: Type of Roof: Legal: LOT 12, BLOCK 18, PLAN VAP2261, DISTRI Amenities: Garden Site Influences: Central Location, Recreation	Reno. Year: 2009 Rain Screen: Metered Water: R.I. Plumbing:	Total Parking: 4 Covered Parking: 1 Parking: Garage; Single Driveway Finish: Paving Stone Dist. to Public Transit: Near Title to Land: Freehold NonStrata Property Disc.: Yes Fixtures Leased: No: Fixtures Rmvd: : Fixtures Rmvd: Hardwood STER LAND DISTRICT	arking Access: Front Dist. to School Bus: Near Land Lease Expiry Year:
Features: Clothes Washer/ Dryer, Dis Finished Floor (Main): 1,599 Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 1,583 Finished Floor (Basement): 0 Finished Floor (Total): 3,182 sq. ft. Unfinished Floor: 0 Grand Total: 3,182 sq. ft. Fir Area (Det'd 2nd Res): sq. ft. Suite: sq. ft.	Floor Type Main Living Room Main Dining Room Main Kitchen Main Primary Bedroom Main Bedroom Main Foyer Below Recreation Room	Dimensions 21'9 x15'3 21'9 x12'0 13'6 x10'11 19'4 x12'9 13'9 x10'9 8'0 x6'8	Dimensions x Floor #F x Main x Main x Main x Below x Below x x x x x
Basement:None	Manuf Type:	Registered in MHR?: PAD Re	- 1

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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3,182 SF 1,599 SF

LIVING AREA MAIN FLOOR Uplan.ca

1325 25th Street West Vancouver, BC



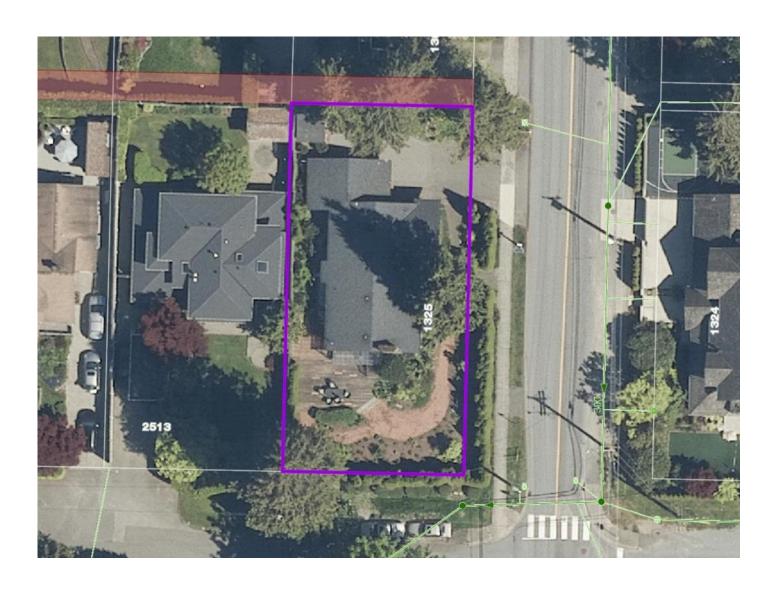








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