

Presented by:  
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Vancouver West, Dunbar Residential Detached  
**3691 W 20TH AV, V6S 1E9** **MLS# V204432** **Sold**



List Price:	\$599,000	Sold Price:	\$550,000	Days on Market:	268
		Sold Date:	07-Apr-01		
Complex/Subdiv:					
Frontage:	33.00 ft	Bedrooms:	4	PID:	011-592-214
Depth/Size:	122	Bathrooms:	4	Type:	House/Single Family
Lot Area SqFt:		Full Baths:	3	Approx Yr Blt:	1989
Rear Yard Exp:		Half Baths:	1	Age at List Date:	11
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$3,898 (1999)
Flood Plain:		Zoning:	RS-1S		
View:	Y				
Serv. Connected:					

Style of Home:		Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Rear		
Foundation:	Concrete Perimeter	Parking Facilities:	Other		
Exterior:	Stucco				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	NEAR
Type of Roof:	Other			Dist to School Bus:	NEAR
Renovations:	Partly	Reno Year:		Possession:	TBA
Flooring:	Mixed			Title to Land:	Freehold NonStrata
Water Supply:	City/Municipal			Seller's Interest:	NONST
Heat/Fuel:	Natural Gas, Hot Water			Mortgage Info:	\$0
No. of Fireplaces:	2	R/I Fireplaces:	0	Property Disclosure:	
Fireplace Fuel:	Wood, GAS			Out Buildings:	
Outdoor Area:	Sundeck(s)				
Pad Rental:					
Fixtures Leas:					
Fixt Removed:					

Legal: LOT 29 BLK 30 DL 139 PL 4367  
 Amenities:  
 Site Influences: VIEW, Recreation Nearby, Shopping Nearby, Central Location  
 Features Incl: Clothes Washer/Dryer, Dishwasher, Compactor - Garbage, Disposal - Waste, Drapes/Window Coverings, Vacuum Blt. In, Intercom, Garage Door Opener

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17'0 X 14'4	Bsmt	Recreation Room	14'4 X 11'10			X
Main F.	Dining	12'0 X 11'8	Bsmt	Laundry				X
Main F.	Kitchen	12'5 X 10'0						X
Main F.	Eating Area	12'0 X 7'2						X
Main F.	Family Room	14'3 X 11'7						X
Above	Master Bedroom	14'0 X 12'10						X
Above	Walk-In Closet	9'0 X 8'0						X
Above	Bedroom	13'6 X 11'5						X
Above	Bedroom	10'11 X 11'8						X
Bsmt	Bedroom	9'7 X 8'4						X

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>	
Main Floor Area SqFt:	972	Total # Rooms:	12
Finished Floor Up SqFt:	894	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	3
Finished Floor Bsmt SqFt:	541	Crawl/Bsmt Height:	4 2 Piece; Ensuite: N
Total Finished Floor SqFt:	2,407	Basement Area:	Part, Fully Finished
Unfinished Floor:	0	Suite:	5
Grand Total Floor Area:	2,407		6
			7
			8

Listing Broker(s): AMEX BROADWAY WEST REALTY

Bright 11 year young contemporary home on quiet treed street. Solid maple floor on main and stairs and Italian tiles down. Sunken living room and extensive use of skylights. Mountain view sundeck and new fence, landscaping.