

2636 West 41st Avenue, Vancouver

\$2,398,000



Centrally located in the heart of

Kerrisdale, your home offers an extra deep 33' x 134.67' RS-5 zoned South facing yard with back lane. Your charming 3 level home offers plenty of options & opportunity generating more than \$92,200 in annual cash flow with 4 bedrooms on the main floor, 2 bedrooms up & a 3 bedroom basement suite with a separate entrance & its own washer/dryer. Number of upgrades over the years, most recently back decks, dishwasher & hot water tank has been replaced. Amazing location steps from Elm Park, boutique shops & restaurants in Kerrisdale & access to transit with a rapid direct bus to UBC. Amazing schools being in the Kerrisdale Elementary & Point Grey Secondary school catchment & walking distance to Crofton House.

FEATURES

ADDRESS: 2636 West 41st Avenue, Vancouver

PRICE: \$2,398,000

AREA: Kerrisdale

TYPE: 9 Bedroom + 4 Bathroom

YEAR BUILT: 1930

LOT FRONTAGE: 33 Feet

LOT DEPTH: 134.67 Feet

LOT SIZE: 4,444.11 SF

ZONING: RS-5

INTERIOR SQ FT: 2,600 SF

TAX: \$9,228.56 (2023)

ELEMENTARY: Kerrisdale Elementary

HIGH SCHOOL: Point Grey Secondary

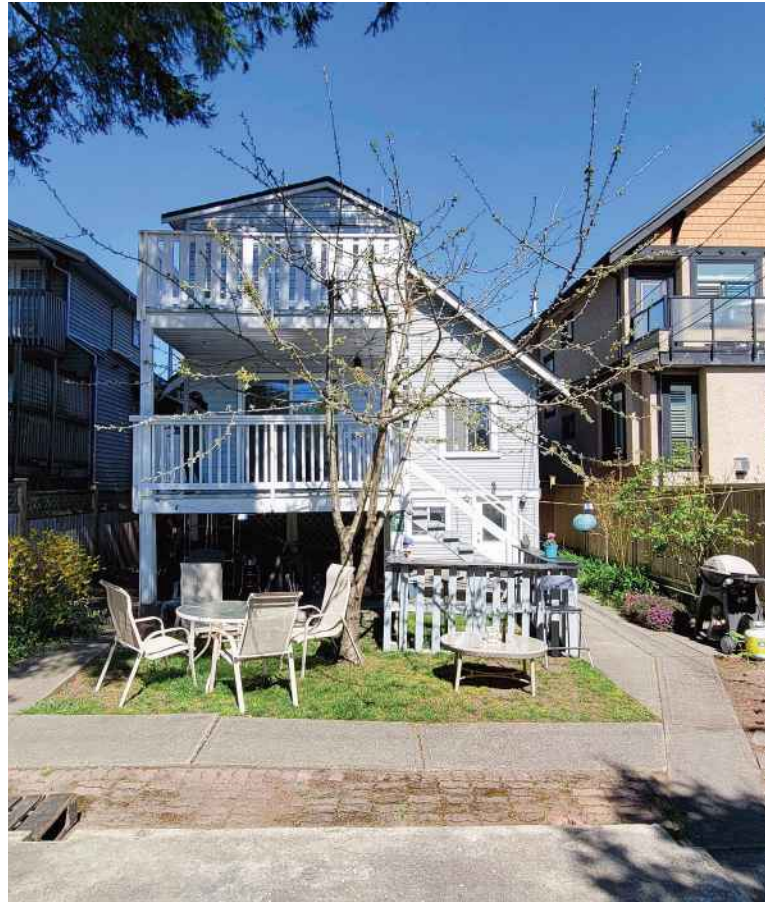


Presented by: rennie & associates realty ltd

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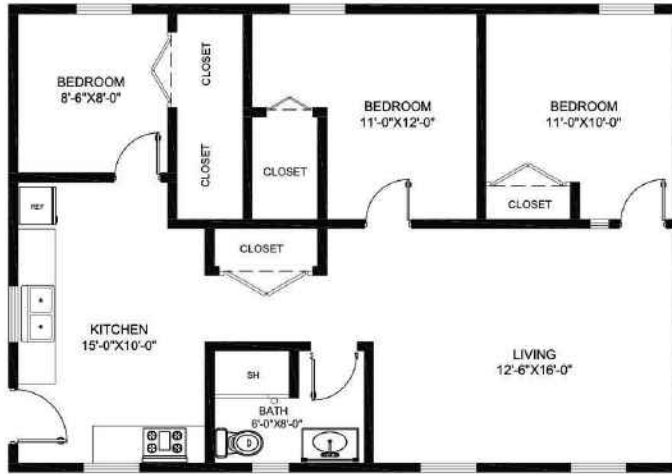


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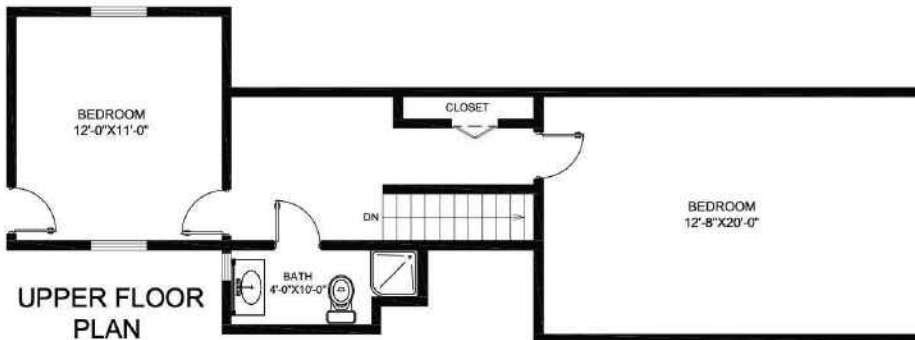
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**BASEMENT
PLAN**



**MAIN FLOOR
PLAN**



**UPPER FLOOR
PLAN**



ADDRESS
**2636 West 41st Ave
Basement, vancouver**

AREA CALCULATION	
BASMENT AREA	900 sqft
MAIN FLOOR AREA	1100 sqft
UPPER FLOOR AREA	600 sqft
TOTAL LIVING AREA	2600 sqft

DISCLAIMER:
PLEASE NOTE THIS FLOOR PLAN IS FOR MARKETING PURPOSES AND IS TO BE USED AS A GUIDE ONLY. IT IS NOT INTENDED FOR ANY CONTRACT, WARRANTY OR ENGINEERING PURPOSES. ALL EFFORTS HAVE BEEN MADE TO ENSURE ITS ACCURACY AT TIME OF PRINT. CHANGES MAY BE MADE DURING THE DEVELOPMENT PROCESS AND DIMENSIONS, FINISHES, FITTINGS, FINISHES AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. WINDOW PLACEMENT, BALDRY, CONFIGURATION, WINDOW SIZES AND LIVING AREAS MAY VARY SLIGHTLY WITHIN EACH PLAN TYPE. PLEASE REFER TO CONTRACT DRAWINGS FOR MORE ACCURATE INFORMATION ON A PARTICULAR PROPERTY. ALL MEASUREMENTS ARE APPROXIMATE. THE ABOVE INFORMATION IS FROM SOURCES BELIEVED RELIABLE BUT SHOULD NOT BE RELIED UPON WITHOUT VERIFICATION. THE BROKERAGE AND THE AGENT ASSUME NO RESPONSIBILITY FOR ITS ACCURACY.

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Active
R2829021

Board: V
House/Single Family

2636 W 41ST AVENUE

Vancouver West
Kerrisdale
V6N 3C4

Residential Detached

\$2,398,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,398,000**
 Meas. Type: **Feet** Bedrooms: **9** Approx. Year Built: **1930**
 Frontage(feet): **33.00** Bathrooms: **4** Age: **93**
 Frontage(metres): **10.06** Full Baths: **4** Zoning: **RS-5**
 Depth / Size: **134.67** Half Baths: **0** Gross Taxes: **\$9,228.56**
 Lot Area (sq.ft.): **4,444.11** Rear Yard Exp: For Tax Year: **2023**
 Lot Area (acres): **0.10** P.I.D.: **013-247-115** Tax Inc. Utilities?:
 Flood Plain: Tour:
 View: :
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Total Parking: **3** Covered Parking: Parking Access: **Lane**
Parking: **Open**
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** :

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Baseboard, Electric, Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:
Fixtures Rmvd: **No** :
Floor Finish: **Mixed**

Legal: **LOT 4, BLOCK 16, PLAN VAP3012, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, OF LOT 14**

Amenities:

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main):	1,100	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	600	Main	Kitchen	7'8 x 8'8	Bsmt	Bedroom	11' x 12'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	13' x 16'	Bsmt	Bedroom	11' x 10'	Main 3
Finished Floor (Below):	0	Main	Dining Room	6' x 8'8			x	Main 3
Finished Floor (Basement):	900	Main	Bedroom	12' x 8'6			x	Above 3
Finished Floor (Total):	2,600 sq. ft.	Main	Bedroom	10'6 x 9'10			x	Below 3
Unfinished Floor:	0	Main	Bedroom	11'2 x 11'			x	
Grand Total:	2,600 sq. ft.	Main	Bedroom	9' x 9'			x	
Fir Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	12' x 11'			x	
Suite: Legal Suite		Above	Bedroom	12'8 x 20'			x	
Basement: Fully Finished		Bsmt	Kitchen	15' x 10'			x	
		Bsmt	Living Room	12'6 x 16'			x	
		Bsmt	Bedroom	8'6 x 8'			x	

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **2** # of Rooms: **14**

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

Listing Broker(s): **Rennie & Associates Realty Ltd.**

Rennie & Associates Realty Ltd.

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