



Presented by:
Bernadette Dunnigan PREC*

Dunnigan Homes Real Estate Group

Oakwyn Realty Ltd.

Phone: 778-835-0599

<http://www.bernadettedunnigan.com>

Bernadette@Dunniganhomes.com



Active

R2998320

Board: V

House/Single Family

3813 W 22ND AVENUE

Vancouver West

Dunbar

V6S 1J8

Residential Detached

\$3,298,000 (LP)

(SP)



Sold Date:

Meas. Type: **Feet**

Frontage(feet): **33.00**

Frontage(metres): **10.06**

Depth / Size: **122**

Lot Area (sq.ft.): **4,026.00**

Lot Area (acres): **0.09**

Flood Plain:

View:

Complex/Subdiv:

First Nation Reserve:

Services Connected: **Electricity, Water**

Sewer Type:

If new, GST/HST inc?:

Bedrooms: **5**

Bathrooms: **5**

Full Baths: **5**

Half Baths: **0**

Rear Yard Exp:

P.I.D.: **011-590-998**

Original Price: **\$3,298,000**

Approx. Year Built: **1994**

Age: **31**

Zoning: **R1-1**

Gross Taxes: **\$11,340.40**

For Tax Year: **2024**

Tax Inc. Utilities?:

Tour:

Yes: City & Mountain Views

Water Supply: **City/Municipal**

Style of Home: **3 Storey w/Bsmt**

Construction: **Frame - Wood**

Exterior: **Stucco**

Foundation: **Concrete Perimeter**

Renovations:

of Fireplaces: **2** R.I. Fireplaces:

Fireplace Fuel: **Natural Gas**

Fuel/Heating: **Radiant**

Outdoor Area: **Balcny(s) Patio(s) Dck(s)**

Type of Roof: **Asphalt**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **3** Covered Parking: **2** Parking Access:

Parking: **Carport; Single, 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: **:**

Floor Finish: **Hardwood**

Legal: **LOT 11, BLOCK 34, PLAN VAP4367, DISTRICT LOT 139, NEW WESTMINSTER LAND DISTRICT, OF LOTS 2 & 3**

Amenities:

Site Influences: **Central Location, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	961	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	783	Main	Living Room	15'3 x12'11			x	Floor #Pcs
Finished Floor (AbvMain2):	324	Main	Dining Room	15'1 x9'1			x	Main 3
Finished Floor (Below):	446	Main	Kitchen	11'5 x8'8			x	Above 5
Finished Floor (Basement):	0	Main	Eating Area	12'0 x7'4			x	Above 4
		Main	Family Room	11'9 x13'5			x	Abv Main 2 4
Finished Floor (Total):	2,514sq. ft.	Main	Foyer	9'3 x7'10			x	Below 4
Unfinished Floor:	0	Above	Primary Bedroom	14'9 x13'4			x	
Grand Total:	2,514sq. ft.	Above	Bedroom	11'3 x10'7			x	
		Above	Bedroom	12'0 x9'10			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Abv Main 2	Primary Bedroom	14'2 x13'10			x	
		Below	Recreation Room	12'1 x12'8			x	
Suite:		Below	Bedroom	10'1 x7'5			x	
Basement:Fully Finished, Separate Entry				x			x	
Crawl/Bsmt. Height:	# of Levels: 4	Manuf Type:	Registered in MHR?:		PAD Rental:			
# of Kitchens: 1	# of Rooms: 12	MHR#:	CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:								

Listing Broker(s): **Oakwyn Realty Ltd.**

Oakwyn Realty Ltd.

Welcome to 3813 W 22nd Avenue, an elegant 5-bedroom residence in Vancouver's prestigious Dunbar neighborhood. Soaring vaulted ceilings and expansive windows showcase sweeping city and mountain views, filling the home with natural light. Three bedrooms on one level offer an ideal layout for families, while the flexible design includes the option for two primary suites. A private entry leads to a well-appointed one-bedroom nanny suite—perfect for extended family or rental income. Set on a peaceful, tree-lined street near parks and green spaces, this home offers refined living in a coveted West Side location. OPEN HOUSE: Wednesday, May 7 10am-12pm; Saturday, May 10, 2-4pm