

3883 W 12th Ave in Point Grey!

The Ultimate Executive home with PANORAMIC VIEWS to the MOUNTAINS, OCEAN, and CITY from the Main, & Upper floors + the roof top deck!

DETAILS:

- 6 bedrooms
- 5 bathrooms
- 3,673 SF home
 - Main level 1,429 SF
 - Upper floor 1,083 SF
 - Lower floor 1,060 SF
- 6,105 SF property
- Heated pool + built-in hot tub

This exceptional private property has manicured mature hedges in the front and is situated on the lot so that the neighbouring homes are not visible. The back yard is completely fenced but not so high as to ruin the CITY VIEW!

The home, interior and exterior, is in immaculate condition! Inside there are many windows to the South capturing all the natural light and to the North optimizing the phenomenal VIEWS! Quality customized features are throughout the home. Cherrywood hardwood flooring (2004) is in most rooms on the main and upstairs levels. Granite tiles in the foyer and hall. There is extensive mill work throughout. In 2004 the kitchen was designed combining a wok + prep spaces into one dividable area, with glazed pocket doors. Spacious eating area with a bay window to enjoy the view connects to the large family room! Stunning living room with double French door access to the balcony, stairs to the pool and views! The dining room has double French doors to the private patio.

Upstairs the large tranquil Master bedroom has an outstanding view of the mountains to the city. A good sized walk-in closet with built-in organizers + safe. The master suite is separately located on the second floor away from the other bedrooms for additional privacy. All the upper bedrooms have ensuite bathrooms. The basement has potential for a 2 bedroom suite.



GE OFF JARMAN
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3883 W 12th Ave - DETAILS

THROUGHOUT THE HOME

- Custom window treatments
- Pot lighting
- Cherrywood hardwood flooring in 2004
- Fresh interior paint
- House upgraded to 200-amp service to accommodate electric charging station that was installed in the garage in 2013
- Security System
- Sprinkler system
- Built in vacuum
- Curved corners
- Extensive mill work
 - Crown molding through out the home
 - High baseboards
 - Extra details on front door and fireplace

Foyer

- Detailed front door, with brass kick plate, leaded & beveled sidelights
- Spacious
- Large closet with built-in organizers
- Granite tile flooring
- Opens to the stairwell

Dining Room

- Double French doors to private aggregate patio
- Windows on each side for extra natural light
- Chandelier with medallion
- Arched alcove for China cabinet with a display light

Bedroom/ Office

- Bow window
- Chair rail & panel moulds
- Closet with built in organizers

Powder Room (2 piece)

- Discreet but convenient location
- Granite tile flooring and wall detailing
- Marble pedestal sink
- Kohler fixtures and brass faucets
- Mirrored walls

Living Room

- Double French doors to the balcony and stairs to the pool
- Balcony has clear glass railing
- Large windows to take in the view
- Double crown moulding covered ceiling!
- Gas fireplace with extensive mill work
 - Mantle build up
 - Fluted Moulding
 - Granite face & hearth
- Display alcove with sconce lighting

Family Room

- Large bay window with a seat to take in the VIEW
- Built in maple cabinetry shelves for books or display
- Maple crown moulding
- Double pocket French doors to the Living Room

Eating Area + Kitchen - designed in 2004

- Large bay window with a seat to take in the VIEW
- Full walls of maple cabinetry for storage!
 - Some cupboards with frosted glass
 - Open shelving for display or books
 - Ample drawers
 - Cupboards go to the ceiling!
- Chandelier
- Open to the Kitchen

Prep and Cooking/Wok kitchen areas

- Windows and skylights
- Granite counter tops
- Maple cabinets continued from the eating area
- Extra high tiled back splash for easy clean up
- 2 double sided sinks both with garburators
- Appliances
 - Miele 5 burner gas stove top
 - Venmar hood
 - Miele steam oven, built in
 - Miele oven, built in
 - KitchenAid Fridge with water and ice dispensers
 - Miele dishwasher
- Double pocket doors to close off the cooking area
- Track and pot lighting

Upstairs

- Carpeted stairs & cherrywood landings
- Oak banisters
- 2nd floor linen closet in the hall
- Sconce lighting
- Display alcoves for art
- On top floor a bar sink and storage

3883 W 12th Ave - DETAILS

Master Suite

- Located slightly away from the other bedrooms for privacy
- Large bay window + 2 others maximizing the VIEW!
- New bedroom window on order. Estim. installation March 31
- Built-in seating at the bay window
- Good size walk-in closet with organizers & pocket door
- Built-in wall safe
- Solarium perfect as a sitting area or additional storage.

Ensuite (5 piece)

- Massive tub in a window box to enjoy the view
- Double sinks
- Ample storage in vanity
- Large countertop & an area for seat
- Kohler fixtures and brass faucets
- Good size walk-in shower with a shampoo alcove and seat
- Coved ceiling with crown moulding

Spare Bedrooms

- Good size
- South side of the home for natural light
- Detailed ceilings
- Closet with built-in organizers

Ensuites

- Kohler fixtures and faucets
- vanities

West Bedroom Ensuite

- Designer circle top window
- Vaulted ceiling

Roof Top Deck

- OUTSTANDING VIEWS!
- Good sized COVERED area
- Hose bib
- Electrical outlet
- Membrane flooring
- Easy access to the attic storage area

Basement

- Laminate flooring
- Area has potential for a 2 bedroom suite
- Access to storage in stairwell

Laundry Room

- Spacious room with a closet with built-in organizers
- Laundry sink
- Side by Side washer and dryer
 - Commercial Trail Washer
 - King size Kenmore Dryer
- Maytag Fridge

Utility Room

- IBC Boiler - radiant heat. Installed 2014
- On demand hot water tank. Installed 2014

Hall Closet

- Roughed-in laundry hook ups
- Laundry sink

Recreation Room

- Double French doors to the pool yard
- Large windows flanking the doors
- Good size room
- Bar sink and cupboards

Bathroom (4 piece)

- Cheater, direct access to a bedroom
- Kohler fixtures and faucets
- Large vanity
- Glass shower/ tub door
- Tile flooring
- Window

Bedrooms

- Both have large windows
- Closets with built-in organizers

Exterior Front

- City VIEW from the street
- Aluminum gate
- Tall mature privacy hedge
- Private front yard
- Stamped concrete path
- Neighbouring homes situated so not visual
- Professionally landscaped
- Covered column front entrance

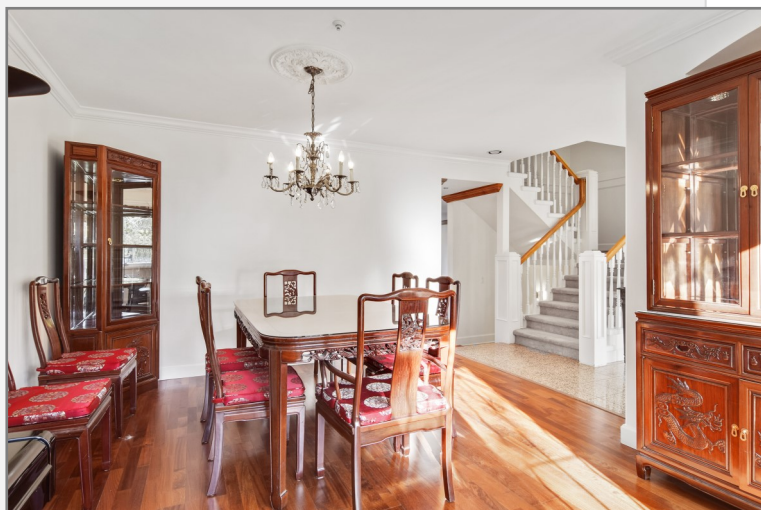
Exterior Details

- Shake roof 2011
- Exterior painted 2016
- Fence 2021
- Sprinkler system
- Low maintenance landscaping
- Double garage
- Lane access

Pool, Hot Tub & Patio areas

- Heated 35'8 X 15'8 FT pool
- Diving board
- Original pool equipment
- Built-in hot tub
- BBQ area with a gas line
- Room for patio furniture
- Raised flower beds
- Mechanical room which has space for sports equipment

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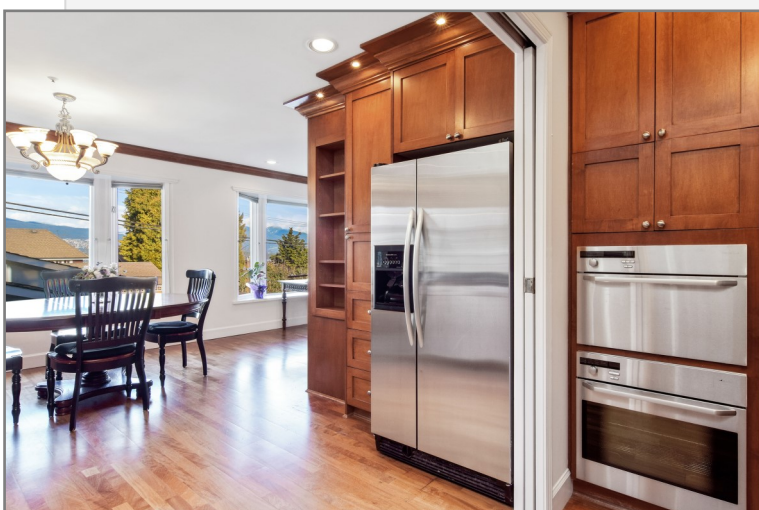
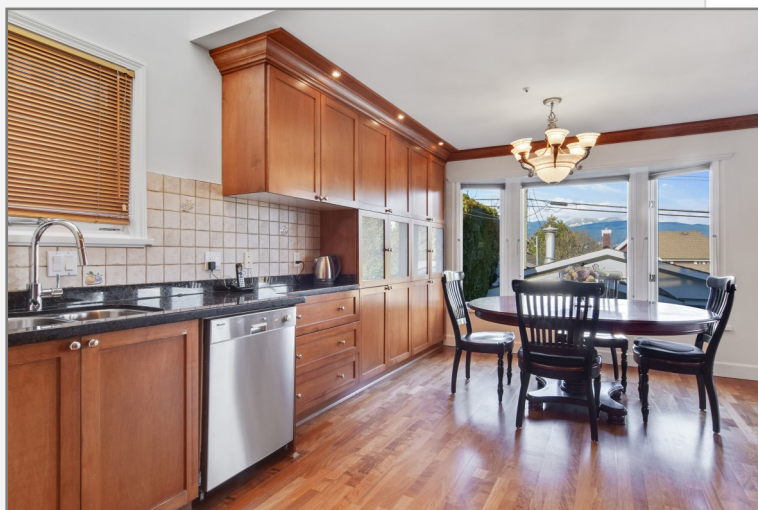
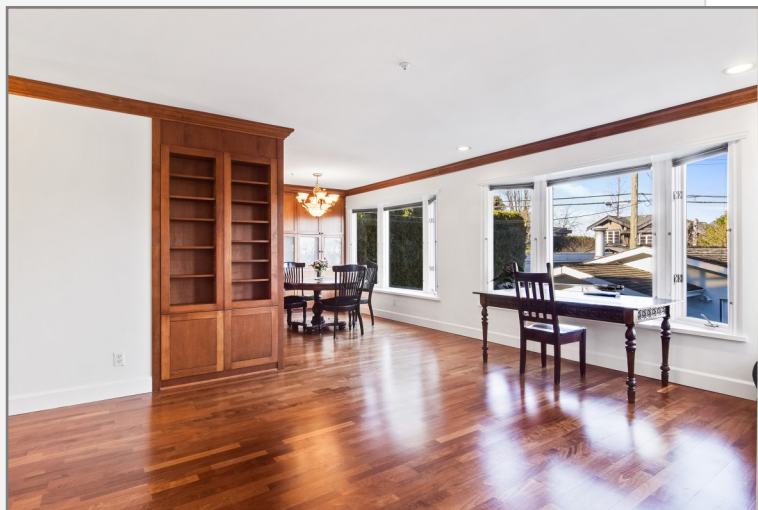
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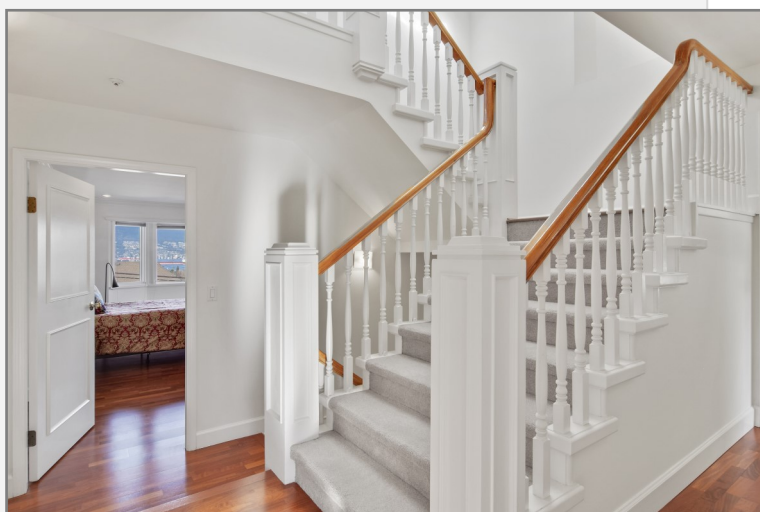
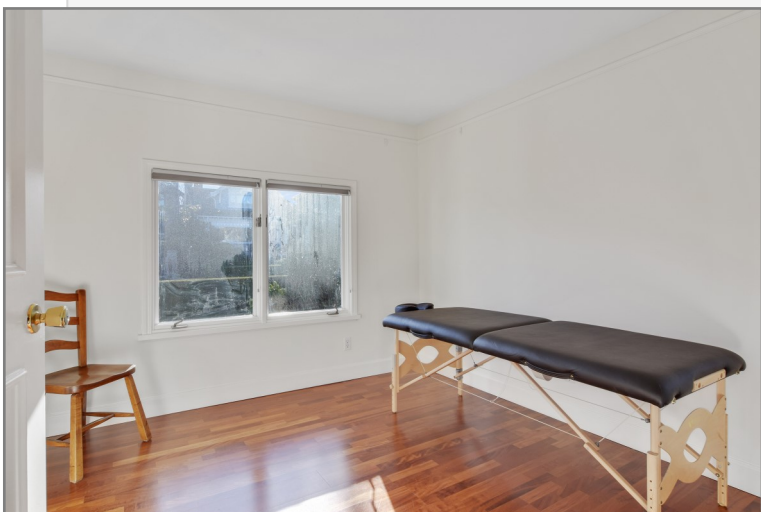
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Local Schools

*Information from VSB school locator. Please verify if important

Elementary

K - 7 Queen Elizabeth Elem.

Secondary

8 - 12 Lord Byng Sec.

Late French Immersion

7- 7 General Gordon Elem.

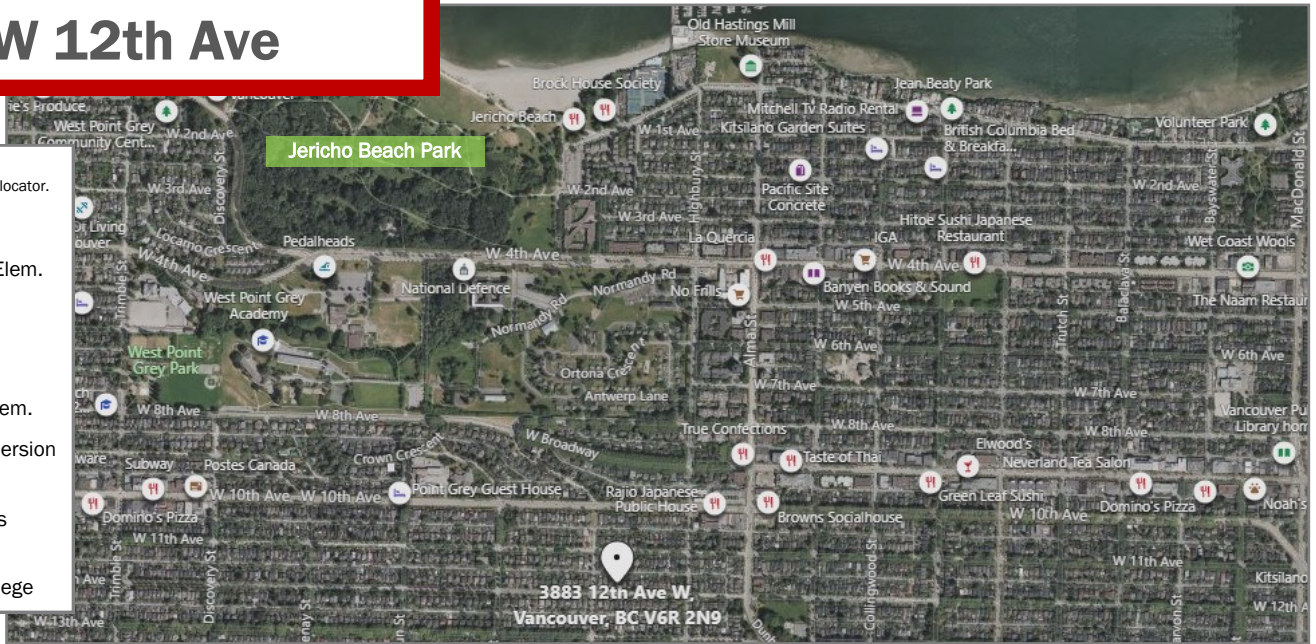
Secondary French Immersion

8 - 12 Kitsilano Sec.

Multiple private schools

Post Secondary

UBC, SFU, Langara College



What's Nearby

Buy Low Foods, The Local Farm Market, IGA, Safeway, BC Liquor Store & others.

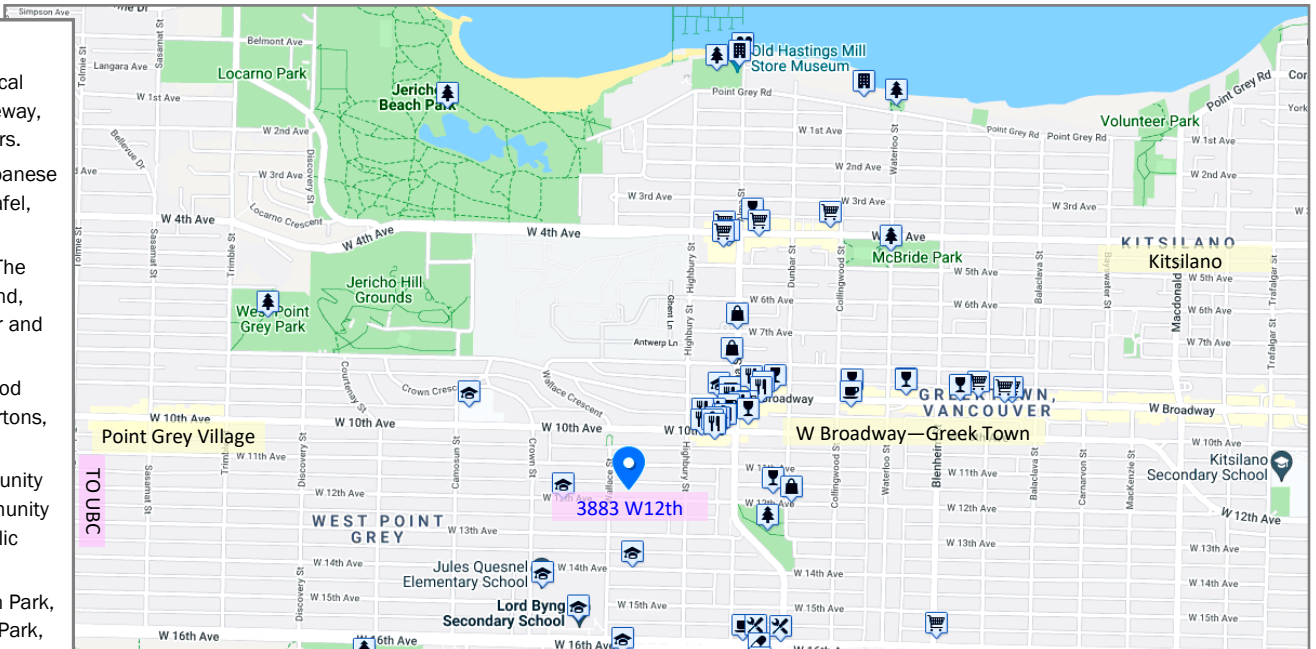
Sushi Gallery, Rajio Japanese Public House, Mac Falafel, Taste of Thai & more.

Browns Social House, The Cabin, The Wolf & Hound, Elwood's Gargoyles Bar and Grill & more.

Grounds for Coffee, Good Earth, Caffe W, Tim Hortons, Blenz Coffee & more.

West Point Grey Community Center, Kitsilano Community Center, Vancouver Public Library & more.

Almond Park, Camosun Park, McBride Park, Trimble Park, Jericho Beach Park, Hasting Mill Park & many others.



3883 West 12th Avenue

West Point Grey, Vancouver, V6R 2N9

Commute to Downtown Vancouver
 19 min by car, 26 min by bus, 60+ min by bike, 60+ min by foot. View Routes

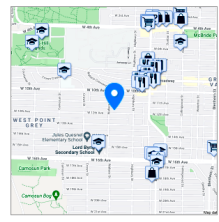
Favorite Map Nearby Apartments

More about 3883 West 12th Avenue

Walk Score 71
 Very Walkable
 Most errands can be accomplished on foot.

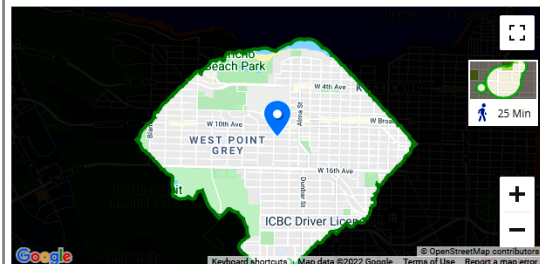
Transit Score 70
 Excellent Transit
 Transit is convenient for most trips.

Bike Score 69
 Bikeable
 Some bike infrastructure.



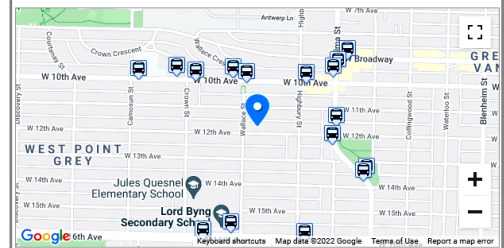
Travel Time Map

Explore how far you can travel by car, bus, bike and foot from 3883 West 12th Avenue.



Transit Score 70 Excellent Transit

3883 West 12th Avenue has excellent transit which means transit is convenient for most trips. Car sharing is available from Zipcar.



Bus Lines	Distance	Station Name	Distance
N17 Downtown/UBC NightB...	0.2 km	009 Boundary/Commercial...	0.2 km
014 Hastings/UBC	0.2 km	007 Nanaimo Station/Dunbar	0.3 km
099 Commercial-Broadway/...	0.4 km	025 Brentwood Station/UBC	0.4 km
033 29th Avenue Station/UBC	0.4 km		

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VanMap Viewer



Full Address: 3883 12TH AVE W
PID: 002482177
Primary Lot: 10
Block: 180
Plan Number: VAP4633
District Lot: 540
Legal Type: LAND
Folio Number: 678034250000
Legal Description:
LOT 10 BLOCK 180 PLAN VAP4633 DISTRICT LOT 540
NWD OF LOT 4.
Postal Code: V6R 2N9
Record Status:
Neighbourhood: 001



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