



Presented by:

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stilhavn
REAL ESTATE SERVICES

Active
R3064914

Board: V
House/Single Family

1537 W 40TH AVENUE

Vancouver West
Shaughnessy
V6M 1V7

Residential Detached

\$3,988,000 (LP)

(SP)



Sold Date:

Meas. Type: **Feet**

Frontage(feet): **80.00**

Frontage(metres): **24.38**

Depth / Size: **140**

Lot Area (sq.ft.): **11,200.00**

Lot Area (acres): **0.26**

Flood Plain:

View: :

Complex/Subdiv:

First Nation Reserve:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Sewer Type: **City/Municipal**

If new, GST/HST inc?:

Bedrooms: **5**

Bathrooms: **3**

Full Baths: **2**

Half Baths: **1**

Rear Yard Exp: **North**

P.I.D.: **011-124-784**

Original Price: **\$3,988,000**

Approx. Year Built: **1928**

Age: **97**

Zoning: **R1-1**

Gross Taxes: **\$18,290.70**

For Tax Year: **2025**

Tax Inc. Utilities?:

Tour:

Style of Home: **2 Storey w/ Bsmt.**

Construction: **Frame - Wood**

Exterior: **Stucco**

Foundation: **Concrete Perimeter**

Renovations:

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

Fireplace Fuel: **Natural Gas**

Fuel/Heating: **Forced Air, Natural Gas**

Outdoor Area: **Fenced Yard**

Type of Roof: **Asphalt**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **5** Covered Parking: **2** Parking Access: **Front**

Parking: **Garage; Double**

Driveway Finish:

Dist. to Public Transit: **1/2 BLOCK**

Dist. to School Bus: **NEAR**

Title to Land: **Freehold NonStrata**

Land Lease Expiry Year:

Property Disc.: **Yes**

Fixtures Leased: **No** :

Fixtures Rmvd: **No** :

Floor Finish: **Hardwood**

Legal: **LOT A, BLOCK 4, PLAN VAP5552, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, OF LOT 4 OF LOT 4**

Amenities:

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main):	1,826	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,104	Main	Living Room	25'10 x 15'3	Above	Solarium	8'8 x 4'0	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15'8 x 13'8	Below	Recreation Room	22'6 x 10'10	Above	4
Finished Floor (Below):	1,173	Main	Kitchen	12'10 x 10'1	Below	Games Room	17'9 x 13'3	Below	3
Finished Floor (Basement):	0	Main	Eating Area	10'1 x 7'7	Below	Laundry	9'0 x 8'5	Main	2
Finished Floor (Total):	4,103sq. ft.	Main	Family Room	15'8 x 12'10	Below	Storage	10'1 x 8'3		
Unfinished Floor:	0	Main	Office	15'8 x 12'0	Below	Storage	17'5 x 8'7		
Grand Total:	4,103sq. ft.	Main	Bedroom	11'1 x 7'9			x		
		Main	Foyer	9'4 x 8'10			x		
		Above	Primary Bedroom	15'11 x 11'9			x		
		Above	Walk-In Closet	7'1 x 4'7			x		
		Above	Bedroom	13'8 x 13'6			x		
		Above	Bedroom	13'11 x 10'0			x		
		Above	Bedroom	10'10 x 8'8			x		
Suite:		Manuf Type:			Registered in MHR?:		PAD Rental:		
Basement:Full		MHR#:			CSA/BCE:		Maint. Fee:		
		ByLaw Restrictions:							
Crawl/Bsmt. Height:	# of Levels: 3								
# of Kitchens: 1	# of Rooms: 19								

Listing Broker(s): **Stilhavn Real Estate Services**

Stilhavn Real Estate Services

Classic Shaughnessy character home on a generous 80'x140' lot with beautifully manicured gardens. This 5-bedroom, 2.5-bath residence offers 4,103 sqft of traditional charm and space to reimagine. Gracious cross-hall living and dining rooms, family room and office on the main, with original hardwood floors, wainscotting, and elegant banister still intact. Upstairs are four generous bedrooms, and downstairs is a finished basement with rec rooms, laundry and ample storage. Double car garage. Centrally located with easy access to Downtown, Richmond, and YVR, plus just minutes to Kerrisdale, Oakridge, and Vancouver's top schools. Potential, future, multi-family redevelopment with neighbouring properties. Easy to show by appointment