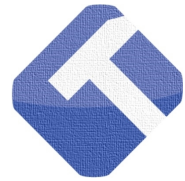




Presented by:
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Active
R2984394
Board: V
House/Single Family

3555 CUNNINGHAM DRIVE

Richmond
West Cambie
V6X 3N5

Residential Detached

\$1,969,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,969,000
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 1989
Frontage(feet): 45.00	Bathrooms: 4	Age: 36
Frontage(metres): 13.72	Full Baths: 3	Zoning: RS1/B
Depth / Size:	Half Baths: 1	Gross Taxes: \$5,363.80
Lot Area (sq.ft.): 4,616.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.11	P.I.D.: 011-737-191	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Stucco**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Hot Water, Natural Gas, Radiant**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

Reno. Year: **2025**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Tile**

Legal: **LOT 54, BLOCK 5N, PLAN NWP78575, SECTION 27, RANGE 6W, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Sauna/Steam Room**

Site Influences: **Central Location, Private Setting, Private Yard, Shopping Nearby**

Features: **CltHwsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Oven - Built In, Storage Shed**

Finished Floor (Main):	1,560	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,480	Above	Primary Bedroom	16'8 x 14'2	Main	Bedroom	12'2 x 11'7	Floor #Pcs
Finished Floor (AbvMain2):	0	Above	Walk-In Closet	8'1 x 6'10	Main	Sauna	5'2 x 6'4	Above 4
Finished Floor (Below):	0	Above	Bedroom	12'7 x 8'5			x	Above 4
Finished Floor (Basement):	0	Above	Bedroom	12'5 x 9'3			x	Above 3
Finished Floor (Total):	3,040 sq. ft.	Above	Bedroom	19'3 x 13'5			x	Main 2
Unfinished Floor:	0	Above	Bedroom	9'10 x 11'5			x	
Grand Total:	3,040 sq. ft.	Main	Foyer	6'8 x 9'1			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Living Room	12'9 x 18'10			x	
Suite: None		Main	Dining Room	12'9 x 9'1			x	
Basement: None		Main	Kitchen	13'1 x 13'			x	
		Main	Eating Area	9'4 x 8'6			x	
		Main	Family Room	13'3 x 16'8			x	
		Main	Other	9'4 x 14'1			x	

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **1** # of Rooms: **15**

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

Listing Broker(s): **Top Vision Realty Inc.**

Located in the Richmond's most sought-after West Cambie neighbourhood "The Oaks". This home with 6 bdrs, 4 baths and a SAUNA room! High ceiling throughout the living room area. Dining room connects into the large family area at the back of the home overlooking the large south backyard. Updates for this house include NEW ROOF, NEW FLOORING, ALL BRAND NEW APPLIANCES in kitchen, Lights and Painting. New Washer/Dryer(2024). Perfect location with schools and parks just nearby. Great neighbourhood for kids to ride their bikes! BCIT Richmond Campus and KPU only a short drive away. Costco, Aberdeen, T&T and Yaohan with excellent selection of restaurants, retail, medical and other services. Couple of minutes to Capstan Skytrain Station. Easy access to Hwy. Open house: 4/5&4/6 (Sat&Sun) 2-4pm.