

Vancouver East, Grandview VE
2270 E 10TH AV, V5N 1Y2

MLS# V975074

Residential Detached

Active



List Price: \$949,000
List Date: 02-Oct-12
Days on Mkt: 3
Expiry Date: 02-Jan-13

Complex/Subdiv: Commercial Drive
Previous Price: Frontage: 49.50 ft PID: 015-397-513
Original Price: \$949,000 Frontage Metric: Approx Yr Blt: 1930
Meas Type: Feet Bedrooms: 2 Age at List Date: 82
Depth/Size: 122 Bathrooms: 2 Type: House/Single Family
Lot Area SqFt: 6,039 Full Baths: 2 Zoning: RS-1
Rear Yard Exp: S Half Baths: 0 Taxes: \$4,694 (2012)
Flood Plain: If New GST/HST Incl: Tax Incl Utilities: No
View:
Serv Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water,

Style of Home: 2 Storey, Basement Entry
Construction: Frame - Wood, Concrete
Foundation: Concrete Perimeter
Exterior: Stucco, Mixed
Rainscreen: R/I Plumbing: Yes
Type of Roof: Asphalt
Renovations: Year of Reno:
Flooring: Hardwood, Mixed
Water Supply: City/Municipal
Heat/Fuel: Forced Air, Natural Gas
No. of Fireplaces: 1 R/I Fireplaces:
Fireplace Fuel: Electric
Outdoor Area: Fenced Yard
Registered: CSA/BCE:
Fixtures Leased: N
Fixtures Removed: N

Total Parking: 4
Parking Access: Lane, Front
Parking Facilities: Garage; Single, Carport; Single, Add. Parking Avail.
Dist to Public Trans: 3 blocks
Dist to School Bus: 1 block
Possession: Freehold NonStrata
Title to Land: Registered Owner
Seller's Interest: \$0
Mortgage Info: Y
Property Disclosure: Y
Out Buildings: /Garage Sz: 250 sqft/Door Ht: 130 sqft
Pad Rental:

Legal: PL VAP304 LT 35 BLK 164 DL 264A LD 36 AMD (SEE 231)
Amenities: Storage
Site Influences: Central Location, Lane Access, Recreation Nearby, Shopping Nearby
Municipal Charges:
Features Incl: Clothes Washer, Fireplace Insert, Refrigerator, Range

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17'2 X 12'4			X			X
Main F.	Dining	9'9 X 9'4			X			X
Main F.	Kitchen	11'4 X 9'			X			X
Main F.	Master Bedroom	12'3 X 11'2			X			X
Main F.	Walk-In Closet	4'11 X 2'7			X			X
Main F.	Bedroom	9'10 X 9'8			X			X
Main F.	Solarium	13'9 X 9'7			X			X
Main F.	Solarium	9'7 X 7'5			X			X
		X			X			X
		X			X			X

Floor Area (SqFt):
Main Floor Area: 1,150
Finished Floor Up: 0
Finished Floor Down: 910
Finished Floor Bsmt: 0
Total Finished Floor: 2,060
Unfinished Floor: 0
Grand Total Floor Area: 2,060

Total # Rooms: 8
Kitchens: 1
Finished Levels: 2
Crawl/Bsmt Height: 4
Basement Area: Separate Entry, Unfinished
Suite:
Bathrooms:
1 4 Piece; Ensuite: N; Level: Main F.
2 3 Piece; Ensuite: N; Level: Below
3
4
5
6
7
8

Listing Broker 1: Prudential Sussex Realty(WVan) 604-925-2911
Listing Sales Rep 1: Dan D. Goluboff dan@dangoluboff.ca 604-377-7616
Listing Sales Rep(s):
Listing Broker 2:
Selling Broker(s):
Selling Sales Rep(s):
Owner: M. Pinto, L. Dushnisky, A. Finch
Commission: 3.22% ON THE 1ST \$100,000 & 1.1625% ON THE BALANCE

Appointments: Phone L.R. First
For Appts Call: Dan dan@dangoluboff.ca
Appointment Ph: 604-377-7616
Occupancy: Owner, Vacant

Realtor Remarks: Agent Open House October 5th 10-12pm

Rare South facing 6,039 sqft flat property with lane access all on a quiet tree lined street. 1 block from Laura Secord Elementary School that features French Immersion and an English program. This original condition 2 level home has great possibilities with a partially unfinished basement that is 6'7" in height and separate exterior basement entry. The main floor has original oak floors & rosewood inlay under the carpet and coved ceilings with 2 bdrms/1 bath. The bright facing backyard is level & private. Zoning allows for a laneway house to be built and there is potential to build a new home. Walking distance to Commercial/Broadway skytrain station, Central Valley Bike route and Trout Lake. What a location and property!