



Presented by:

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Stilhavn Real Estate Services

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stilhavn
REAL ESTATE SERVICES

Active
R2985347

Board: V
House/Single Family

3025 E 59TH AVENUE

Vancouver East
Fraserview VE
V5S 2B2

Residential Detached

\$2,188,800 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,188,800
Meas. Type: Feet	Bedrooms: 6	Approx. Year Built: 1965
Frontage(feet): 48.00	Bathrooms: 3	Age: 60
Frontage(metres): 14.63	Full Baths: 3	Zoning: R1-1
Depth / Size: 110	Half Baths: 0	Gross Taxes: \$8,716.52
Lot Area (sq.ft.): 5,280.00	Rear Yard Exp: North	For Tax Year: 2024
Lot Area (acres): 0.12	P.I.D.: 009-139-192	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **4 Level Split**
Construction: **Frame - Wood**
Exterior: **Stucco, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Torch-On**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **LOT 34, BLOCK 71, PLAN VAP11489, DISTRICT LOT FRASERVIEW, NEW WESTMINSTER LAND DISTRICT, OF LOT F**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,539	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	18'4 x 14'1	Below	Kitchen	15'4 x 10'9	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'0 x 9'9	Below	Laundry	11'4 x 6'5	Main	4
Finished Floor (Below):	1,399	Main	Kitchen	12'8 x 9'7			x	Main	4
Finished Floor (Basement):	0	Main	Eating Area	9'7 x 5'11			x	Below	3
		Main	Solarium	10'6 x 10'0			x		
Finished Floor (Total):	2,938sq. ft.	Main	Den	9'7 x 8'1			x		
Unfinished Floor:	0	Main	Primary Bedroom	12'4 x 11'9			x		
Grand Total:	2,938sq. ft.	Main	Bedroom	12'1 x 9'7			x		
		Main	Bedroom	10'1 x 9'7			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Recreation Room	26'7 x 11'9			x		
		Below	Bedroom	10'9 x 9'2			x		
Suite:		Below	Bedroom	13'1 x 9'9			x		
Basement:Fully Finished		Below	Bedroom	8'10 x 8'7			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 15	MHR#:		CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:							

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

Stilhavn Real Estate Services

Fantastic, mid-century, split-level, classic home on arguably one of the most lovely streets in the city. Homes like this don't come up very often. This meticulously maintained home features a very spacious floorplan, original HW floors, vaulted, wood-paneled ceilings & large windows that fill the house with light, cozy WB fireplaces, large functional kitchen, office & sunny solarium. Up has a large primary w/ensuite plus two more bedrooms & then down has a great rec room, bedroom & laundry, all perfect for the family, PLUS a 2-bedroom suite. You will fall in love with the beautifully manicured gardens, private backyard & deck, just in time for BBQ season. Double car garage. All close to Champlain Mall, golf course, schools, community centers & walking trails. Open: Sat & Sun, 2-4