



Presented by:
David Seadon PREC*

Stilhavn Real Estate Services
 Phone: 604-290-4998
<http://www.thereferraladvantage.com>
davidseadon@telus.net

Active
R2414093
 Board: V
 House/Single Family

2496 E 3RD AVENUE
 Vancouver East
 Renfrew VE
 V5M 1G7

Residential Detached
\$1,899,800 (LP)
 (SP)



Sold Date: Frontage (feet): **33.00** Original Price: **\$1,899,800**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2003**
 Depth / Size: **122** Bathrooms: **4** Age: **16**
 Lot Area (sq.ft.): **4,026.00** Full Baths: **4** Zoning: **RS-1**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$5,932.95**
 Rear Yard Exp: **South** For Tax Year: **2018**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **012-966-983**
 Tour:
 View: **Yes: MOUNTAINS**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: **Community**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Natural Gas, Radiant**
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
 Type of Roof: **Tile - Concrete**

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
 Parking: **Garage; Double**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **LOT 17, BLOCK 7, PLAN VAP3385, PART S1/2, DISTRICT LOT THSL, SECTION 33, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'2 x 11'10	Bsmt	Living Room	11'8 x 9'3			x
Main	Dining Room	10'6 x 10'4	Bsmt	Kitchen	11'8 x 6'5			x
Main	Kitchen	11'8 x 10'7	Bsmt	Bedroom	8'7 x 8'4			x
Main	Family Room	13'10 x 13'4	Bsmt	Laundry	7'0 x 5'0			x
Main	Bedroom	8'5 x 8'0	Bsmt	Storage	24'10 x 13'4			x
Above	Master Bedroom	15'0 x 11'10			x			x
Above	Walk-In Closet	8'8 x 5'0			x			x
Above	Bedroom	11'9 x 10'0			x			x
Above	Bedroom	9'9 x 9'3			x			x
Above	Den	9'10 x 5'4			x			x

Finished Floor (Main):	1,052	# of Rooms:	15	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	869	# of Kitchens:	2	1	Above	5	Yes			Barn:
Finished Floor (Below):	0	# of Levels:	3	2	Above	4	No			Workshop/Shed:
Finished Floor (Basement):	545	Suite:		3	Main	4	No			Pool:
Finished Floor (Total):	2,466 sq. ft.	Crawl/Bsmt. Height:		4	Bsmt	4	No			Garage Sz:
Unfinished Floor:	0	Beds in Basement: 1	Beds not in Basement: 4	5						Grg Dr Ht:
Grand Total:	2,466 sq. ft.	Basement: Fully Finished, Separate Entry		6						
				7						
				8						

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

A perfect family floorplan in this custom built home on a south facing corner lot, perched above the street with mountain views from the upper floor. The main floor features large living & dining areas plus a great family room off of the chef's kitchen overlooking the fenced backyard & patio, perfect for those sunny summertime BBQ's. Upstairs is a very large master suite w/ balcony & 5-pce ensuite plus two more bedrooms & an open office area that would double perfectly as a play area for the kids. The basement has a nice 1 bed suite, laundry room & tons of storage. Hardwood floors, coffered 9' ceilings, 2 cozy gas fireplaces, radiant heat & double car garage complete the picture. Great central location close to schools, parks & easy access in & out of the city. Open: Sun, Oct. 20, 1-3.