



Presented by:
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Active
R2617400
 Board: V
 House/Single Family

776 E 55TH AVENUE
 Vancouver East
 South Vancouver
 V5X 1N7

Residential Detached
\$1,988,000 (LP)
 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,988,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1999**
 Frontage(feet): **34.00** Bathrooms: **4** Age: **22**
 Frontage(metres): **10.36** Full Baths: **3** Zoning: **RS-1**
 Depth / Size: **112** Half Baths: **1** Gross Taxes: **\$6,844.07**
 Lot Area (sq.ft.): **3,808.00** Rear Yard Exp: **South** For Tax Year: **2021**
 Lot Area (acres): **0.09** P.I.D.: **003-612-520** Tax Inc. Utilities?:
 Flood Plain: Tour:
 View: :
 Complex/Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.** Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 Construction: **Frame - Wood** Parking: **Garage; Single**
 Exterior: **Stucco** Driveway Finish:
 Foundation: **Concrete Perimeter** Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **CLOSE**
 Renovations: Reno. Year: Property Disc.: **Yes** Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 # of Fireplaces: **1** R.I. Fireplaces: **1** Rain Screen: Fixtures Leased: **No** :
 Fireplace Fuel: **Natural Gas** Metered Water: Fixtures Rmvd: **No** :
 Fuel/Heating: **Hot Water, Natural Gas, Radiant** R.I. Plumbing: Floor Finish: **Laminate, Wall/Wall/Mixed**
 Outdoor Area: **Fenced Yard, Patio(s)** Type of Roof: **Asphalt**

Legal: **LOT 28, BLOCK 1, PLAN VAP2638, DISTRICT LOT 658, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Security System, Sprinkler - Fire, Vacuum - Roughed In**

Finished Floor (Main):	851	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	794	Main	Living Room	13'9 x 12'5			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'3 x 9'0			x	Above 3
Finished Floor (Below):	724	Main	Kitchen	12'11 x 10'7			x	Above 4
Finished Floor (Basement):	0	Main	Family Room	12'11 x 11'10			x	Main 2
Finished Floor (Total):	2,369sq. ft.	Above	Bedroom	13'9 x 11'7			x	Below 4
Unfinished Floor:	0	Main	Bedroom	12'11 x 10'8			x	
Grand Total:	2,369sq. ft.	Above	Bedroom	10'1 x 9'2			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Den	6'11 x 8'1			x	
Suite: Legal Suite		Below	Living Room	15'2 x 11'8			x	
Basement: Fully Finished		Below	Kitchen	10'8 x 7'8			x	
Crawl/Bsmt. Height:	# of Levels: 3	Below	Bedroom	10'7 x 10'2			x	
# of Kitchens: 2	# of Rooms: 12	Below	Bedroom	8'5 x 7'11			x	
				x			x	
		Manuf Type:	Registered in MHR?:	PAD Rental:				
		MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Fantastic custom built, 5 bed, 3 1/2 bath family home located on a lovely street in Sunset. Everything you need is in this home: spacious main level floorplan, open living/dining area, cozy gas fireplace, HW in-floor radiant heat, laminate floors, large kitchen perfect for preparing those family feasts, tons of cabinetry & breakfast bar plus a great family room (window seat!) to relax in after that meal. Up you'll find the primary bedroom suite w/his & hers closets & 3-pce ensuite, 2 more large bedrooms plus a handy den/office. Down is an awesome, bright, 2 bed legal suite, laundry & lots of storage in the insulated crawlspace. The sunny south facing, backyard has large trees for some shade on those hot summer days, a patio perfect for the BBQ & a single car garage. This is a great home!