



Presented by:
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Active
R2780508
 Board: V
 House/Single Family

86 E 19TH AVENUE
 Vancouver East
 Main
 V5V 1H7

Residential Detached
\$2,788,000 (LP)
 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,788,000**
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1930**
 Frontage(feet): **32.00** Bathrooms: **4** Age: **93**
 Frontage(metres): **9.75** Full Baths: **4** Zoning: **RS-7**
 Depth / Size: **138.5** Half Baths: **0** Gross Taxes: **\$9,573.04**
 Lot Area (sq.ft.): **4,432.00** Rear Yard Exp: **South** For Tax Year: **2022**
 Lot Area (acres): **0.10** P.I.D.: **011-191-368** 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: **2 Storey w/ Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**

Total Parking: **1** Covered Parking: **0** Parking Access: **Lane**
 Parking: **Open**
 Driveway Finish:
 Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **NEAR**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:

Renovations:
 # of Fireplaces: **2** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Balcony(s), Fenced Yard**
 Type of Roof: **Asphalt**

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

Property Disc.: **Yes**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :

Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **LOT 2, BLOCK 4, PLAN VAP689, DISTRICT LOT 628, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Finished Floor (Main):	1,134	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	861	Main	Living Room	16'4 x 12'7	Bsmt	Storage	11'6 x 9'10	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'2 x 9'8			x	Above 4
Finished Floor (Below):	0	Main	Kitchen	11'7 x 9'7			x	Above 4
Finished Floor (Basement):	720	Main	Family Room	15'8 x 14'8			x	Main 3
Finished Floor (Total):	2,715sq. ft.	Main	Bedroom	11'4 x 10'8			x	Bsmt 4
Unfinished Floor:	0	Main	Bedroom	11'4 x 8'10			x	
Grand Total:	2,715sq. ft.	Above	Primary Bedroom	14'2 x 11'10			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	13'11 x 9'9			x	
Suite: Legal Suite		Above	Bedroom	12'4 x 9'9			x	
Basement: Fully Finished		Bsmt	Living Room	12'11 x 12'2			x	
		Bsmt	Kitchen	10'3 x 9'1			x	
		Bsmt	Bedroom	10'11 x 10'8			x	
		Bsmt	Laundry	10'9 x 7'3			x	

Crawl/Bsmt. Height: # of Levels: **3**
 # of Kitchens: **2** # of Rooms: **14**

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

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

The cutest house on the block! Main Street character 6 bedroom home on extra deep 138.5' south facing lot. Main floor features classic living room with cozy fireplace, updated kitchen with exposed brick, large open family/dining area, hardwood floors, 2 bedrooms & a full bathroom. Upstairs has primary bedroom with ensuite, 2 more large bedrooms, another full bath & laundry. Downstairs has a 1 bedroom legal suite with its own gas fireplace & laundry. Beautiful, fully fenced, sunny, backyard perfect for summer parties. Currently rented to great tenants. All this just 1 block to the best Main St shopping, parks, restaurants & cafes. Open houses: Thurs, May 25, 4-6; Sat, May 27, 2-4.