



Presented by:
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OAKWYNREALTY

Active
R2438445
Board: V
House/Single Family

2442 E 10TH AVENUE

Vancouver East
Renfrew Heights
V5M 2A9

Residential Detached

\$1,649,000 (LP)
(SP)



Sold Date: Frontage (feet): **50.00** Original Price: **\$1,649,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1968**
Depth / Size: **128** Bathrooms: **3** Age: **52**
Lot Area (sq.ft.): **6,400.00** Full Baths: **2** Zoning: **RS-1**
Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$5,683.20**
Rear Yard Exp: **South** Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **014-945-584**
Tour:
View: **No**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas**
Sewer Type: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Other** Reno. Year: **2010**
of Fireplaces: **1** R.I. Plumbing:
Fireplace Fuel: **Natural Gas** R.I. Fireplaces:
Water Supply: **City/Municipal** Metered Water:
Fuel/Heating: **Forced Air, Hot Water**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
Parking: **Carport; Single**
Dist. to Public Transit: **0.5** Dist. to School Bus: **0.5**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish: **Hardwood, Mixed, Vinyl/Linoleum**

Legal: **LOT 4, BLOCK 4, PLAN VAP1187, PART SW1/4, DISTRICT LOT THSL, SECTION 34, NEW WESTMINSTER LAND DISTRICT, EXC THE S 2 FT NOW LANE**

Amenities:

Site Influences: **Central Location, Lane Access, Shopping Nearby**

Features: **Clothes Washer, Drapes/Window Coverings, Microwave, Refrigerator, Storage Shed, Stove**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|-------------|-------|---------|-------------|-------|------|------------|
| Main | Living Room | 19'0 x 14'7 | Above | Bedroom | 12'0 x 8'10 | | | x |
| Main | Dining Room | 12'0 x 10'1 | Above | Bedroom | 12'0 x 10'1 | | | x |
| Main | Master Bedroom | 13'1 x 11'7 | | | x | | | x |
| Main | Bedroom | 13'1 x 9'0 | | | x | | | x |
| Main | Bedroom | 11'7 x 9'2 | | | x | | | x |
| Main | Kitchen | 9'7 x 8'8 | | | x | | | x |
| Above | Family Room | 18'5 x 14'2 | | | x | | | x |
| Above | Kitchen | 10'9 x 9'7 | | | x | | | x |
| Above | Laundry | 10'10 x 8'1 | | | x | | | x |
| Above | Bedroom | 11'9 x 11'4 | | | x | | | x |

| | | | | | | | | |
|----------------------------|----------------------|-----------------------|---------------------------|------|--------------|-------------|------------|----------------|
| Finished Floor (Main): | 1,336 | # of Rooms: | 12 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): | 0 | # of Kitchens: | 2 | 1 | Main | 4 | No | Barn: |
| Finished Floor (Below): | 1,284 | # of Levels: | 2 | 2 | Main | 2 | Yes | Workshop/Shed: |
| Finished Floor (Basement): | 0 | Suite: | Unauthorized Suite | 3 | Below | 4 | No | Pool: |
| Finished Floor (Total): | 2,620 sq. ft. | Crawl/Bsmt. Height: | | 4 | | | | Garage Sz: |
| Unfinished Floor: | 0 | Beds in Basement: | 0 | 5 | | | | Grg Dr Ht: |
| Grand Total: | 2,620 sq. ft. | Beds not in Basement: | 6 | 6 | | | | |
| | | Basement: | Fully Finished | 7 | | | | |
| | | | | 8 | | | | |

Listing Broker(s): **Oakwyn Realty Ltd.**

First time on the market and original owners! This home boasts possibilities for you to create. This family style home sits on an oversized 50 x 128 lot with 3 bedrooms on the main floor and another 3 bedrooms on the lower floor. You can move in and live downstairs while renovating upstairs or build your dream home or build 2 large duplexes with legal suites and a detached garage for each or maintain as a solid revenue investment. Lower floor was finished and renovated 10 years ago. Walking distance to schools, transit, banks, restaurants, local cafes, supermarkets and more. School catchment: K - 5 Queen Victoria (Secord Annex), K - 7 Laura Secord Elementary (French immersion available), Vancouver Technical Secondary (French immersion available). Open House: Sunday, March 1, 2020 from 2-4p