



Presented by:
Melanie Chow PREC*

Oakwyn Realty Ltd.
Phone: 604-839-3231
http://www.melaniechow.ca
info@melaniechow.ca

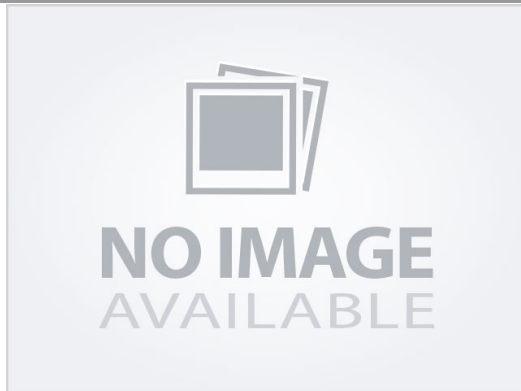


OAKWYNREALTY

Active
R2825931
Board: V
House/Single Family

3298 E 2ND AVENUE
Vancouver East
Renfrew VE
V5M 1G3

Residential Detached
\$2,600,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,600,000
Meas. Type: Feet	Bedrooms: 7	Approx. Year Built: 1998
Frontage(feet): 45.00	Bathrooms: 5	Age: 25
Frontage(metres): 13.72	Full Baths: 5	Zoning: RS1
Depth / Size:	Half Baths: 0	Gross Taxes: \$8,735.37
Lot Area (sq.ft.): 5,580.45	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 0.13	P.I.D.: 004-815-670	Tax Inc. Utilities?:
Flood Plain:	View: :	Tour:
Complex/Subdiv:	Services Connected: Electricity	
First Nation Reserve:	Water Supply: City/Municipal	
Sewer Type:		

Style of Home: 2 Storey w/ Bsmt.	Total Parking: 4 Covered Parking: 3 Parking Access: Lane
Construction: Frame - Wood	Parking: Carport; Single, Garage; Triple
Exterior: Vinyl	Driveway Finish:
Foundation: Concrete Perimeter	Dist. to Public Transit:
Renovations:	Title to Land: Freehold NonStrata Dist. to School Bus:
# of Fireplaces: R.I. Fireplaces:	Property Disc.: Yes Land Lease Expiry Year:
Fireplace Fuel:	Fixtures Leased: No :
Fuel/Heating: Electric, Natural Gas	Fixtures Rmvd: :
Outdoor Area: Balcny(s) Patio(s) Dck(s)	Floor Finish:
Type of Roof: Asphalt	

Legal: **LOT 14, BLOCK 79, PLAN VAP8190, DISTRICT LOT THSL, SECTION 30, NEW WESTMINSTER LAND DISTRICT**

Amenities:
Site Influences:
Features:

Finished Floor (Main):	1,313	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,156	Main	Living Room	17'4 x 12'9			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'6 x 8'8			x	Main 4
Finished Floor (Below):	0	Main	Kitchen	14'2 x 12'5			x	Above 4
Finished Floor (Basement):	857	Main	Family Room	18'5 x 15'4			x	Above 4
Finished Floor (Total):	3,326sq. ft.	Main	Bedroom	12'9 x 12'3			x	Above 4
Unfinished Floor:	0	Above	Primary Bedroom	15'8 x 12'4			x	Below 4
Grand Total:	3,326sq. ft.	Above	Bedroom	16'4 x 10'1			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	14'3 x 10'9			x	
Suite:		Above	Bedroom	15'0 x 9'11			x	
Basement: Fully Finished		Below	Bedroom	12'8 x 9'9			x	
		Below	Bedroom	12'3 x 10'5			x	
		Below	Living Room	13'11 x 9'10			x	
		Below	Kitchen	13'5 x 9'11			x	

Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 2	# of Rooms: 13	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

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

Welcome to this great family home in the Renfrew/Rupert neighbourhood situated on a large corner lot 45x124! This north south facing home provides 3 levels of living space with 4 generous sized bedrooms and 3 bathrooms upstairs, 1 large bedroom plus bathroom on main floor and 2 bedroom suite below perfect for a growing family or additional rental income. Views of north shore and central convenient location: walking distance to Rupert station, shopping, park, or restaurants, all levels of school, and potential for future redevelopment into multi family housing options as part of future Renfrew/Rupert rezoning community city plans. Renovations and upgrades were done over the years. Move in ready or make it your own. Great value and potential!



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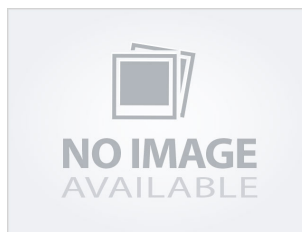
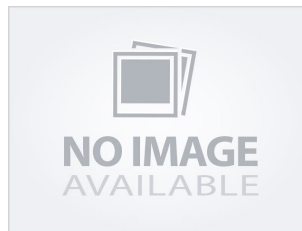
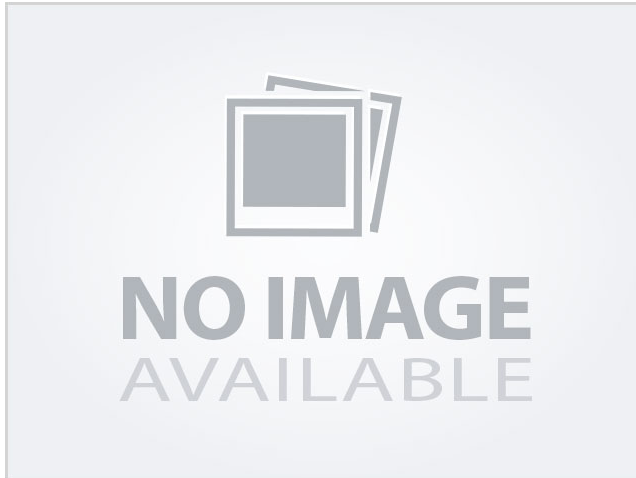
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Bathrooms (Full / Half): 5 / 0
Floor Area (sq. ft.): 3,326
Year Built (approx.): 1998
Features:

Size of Lot (sq. ft.): 5,580.45
Style: 2 Storey w/Bsmt.
Type of Parking: Carport; Single, Garage; Triple
Number of Parking Places: 4

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