



Presented by:
Melanie Chow PREC*

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



OAKWYNREALTY

Active
R2511790

Board: V
House/Single Family

3115 E BROADWAY STREET

Vancouver East
Renfrew VE
V5M 1Z7

Residential Detached

\$3,000,000 (LP)
(SP)



Sold Date: Frontage (feet): **33.00** Original Price: **\$3,000,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1966**
Depth / Size: **150.04** Bathrooms: **4** Age: **54**
Lot Area (sq.ft.): **4,951.32** Full Baths: **4** Zoning: **RS-1**
Flood Plain: Half Baths: **0** Gross Taxes: **\$5,722.14**
Rear Yard Exp: **North** For Tax Year: **2020**
Council Apprv?: Tax Inc. Utilities?:
If new, GST/HST inc?: P.I.D.: **014-695-898**
Tour:

View: :
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer**
Sewer Type: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Concrete Frame**
Exterior: **Other**
Foundation: **Concrete Slab**
Rain Screen: Reno. Year:
Renovations: R.I. Plumbing:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Water Supply: **City/Municipal** Metered Water:
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Total Parking: **5** Covered Parking: **1** Parking Access: **Lane, Rear**
Parking: **Add. Parking Avail., Garage, Single, Other**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate, Tile**

Legal: **LOT 30, BLOCK 24, PLAN VAP1314, PART N1/2, DISTRICT LOT THSL, SECTION 37, NEW WESTMINSTER LAND DISTRICT**

Amenities:
Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'6 x 14'0	Below	Bedroom	12'5 x 7'8			x
Main	Kitchen	19'3 x 11'10	Below	Bedroom	12'3 x 11'5			x
Main	Dining Room	11'10 x 6'10			x			x
Main	Master Bedroom	11'10 x 9'0			x			x
Main	Bedroom	12'0 x 11'7			x			x
Main	Bedroom	10'0 x 6'10			x			x
Below	Living Room	12'6 x 12'3			x			x
Below	Living Room	12'3 x 11'10			x			x
Below	Kitchen	12'5 x 8'8			x			x
Below	Bedroom	12'3 x 7'8			x			x

Finished Floor (Main): 1,229	# of Rooms: 12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 2	1	Main	3	No	Barn:
Finished Floor (Below): 1,140	# of Levels: 2	2	Main	3	No	Workshop/Shed:
Finished Floor (Basement): 0	Suite: Unauthorized Suite	3	Below	3	No	Pool:
Finished Floor (Total): 2,369 sq. ft.	Crawl/Bsmt. Height:	4	Below	3	No	Garage Sz:
Unfinished Floor: 0	Beds in Basement: 0 Beds not in Basement: 6	5				Grg Dr Ht:
Grand Total: 2,369 sq. ft.	Basement: Fully Finished	6				
		7				
		8				

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

Part of land assembly potential. Central location to future Broadway rapid transit/underground subway, Commercial Drive, Community Centres, schools, restaurants, banks, and shopping. Site qualifies for affordable rental redevelopment up to 6 storey. Call listing agent for more information.