

Active
R2468571
 Board: V, Detached
 House/Single Family

2458 E 10TH AVENUE

Vancouver East
 Renfrew Heights
 V5M 2A9

\$1,799,000 (LP)
 (SP)



Days on Market: **0** List Date: **6/23/2020** Expiry Date: **6/22/2021**
 Previous Price: **\$0** Original Price: **\$1,799,000** Sold Date:

Meas. Type: **Feet** Frontage (feet): **50.00** Approx. Year Built: **1968**
 Depth / Size: **128** Frontage (metres): **15.24** Age: **52**
 Lot Area (sq.ft.): **6,400.00** Bedrooms: **3** Zoning: **RS1**
 Flood Plain: **No** Bathrooms: **2** Gross Taxes: **\$5,642.95**
 Council Apprv?: Full Baths: **2** For Tax Year: **2019**
 Rear Yard Exp: **South** Half Baths: **0** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **014-945-592**
 View: **No :** Tour:

Complex / Subdiv:
 Services Connected: **Community**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

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

Legal: **LOT 5, BLOCK 4, PLAN VAP1187, PART SW1/4, DISTRICT LOT THSL, SECTION 34, NEW WESTMINSTER LAND DISTRICT**

Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Amenities:
 Site Influences: **Central Location, Lane Access, Shopping Nearby**
 Features: **Clothes Washer, Refrigerator, Storage Shed, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'0 x 14'7			x			x
Main	Dining Room	12'0 x 10'1			x			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
					x			x
					x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): **1,263**
 Finished Floor (Above): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **1,137**
 Finished Floor (Total): **2,400 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **2,400 sq. ft.**

of Rooms: **5**
 # of Kitchens: **0**
 # of Levels: **2**
 Suite: **None**
 Crawl/Bsmt. Height:
 Beds in Basement: **0** Beds not in Basement: **3**
 Basement: **Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Below	4	No
3			
4			
5			
6			
7			
8			

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Grg Door Ht:

List Broker 1: **Oakwyn Realty Ltd. - Office: 604-620-6788** List Broker 2:
 List Desig Agt 1: **Melanie Chow PREC* - Phone: 604-839-3231** **info@melaniechow.ca**
 List Desig Agt 2: 3:
 Sell Broker 1:
 Sell Sales Rep 1: 2: 3:
 Owner: **Get Fong Mah**
 Commission: **3.255% ON THE FIRST \$100,000.00 AND 1.1625% ON THE BALANCE.**
 Appointments: **Touchbase**
 Call: **Melanie Chow**
 Phone: **604-839-3231**
 Occupancy: **Owner**

Realtor **24 hours notice for showings. Covid protocol in place.**
 Remarks:

50x128 flat lot in desirable Renfrew area. Value mainly in the land. Sold as is where is. This home is ready for your renovation ideas or you can build your dream home. Duplex or multi unit redevelopment potential. School catchment: Lord Secord Elementary and Vancouver Technical Secondary (French Immersion available for both). Walking distance to schools, cafes, restaurants, shopping, banks, Trout Lake/Farmers Market and rapid transit. Viewings by appointment only. Please drive by first.