



Presented by:
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Active **R2451509** **2522 E 5TH AVENUE** Residential Detached
 Board: V Vancouver East **\$1,799,000** (LP)
 House/Single Family Renfrew VE **(SP)** **M**
 V5M 1M7



Sold Date: Frontage (feet): **41.50** Original Price: **\$1,799,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1950**
 Depth / Size: **122** Bathrooms: **2** Age: **70**
 Lot Area (sq.ft.): **5,063.00** Full Baths: **2** Zoning: **RS1**
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$5,512.35**
 Rear Yard Exp: For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **010-225-838**
 Tour:
 View: **No**
 Complex / Subdiv:
 Services Connected: **Electricity, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Stone, Stucco**
 Foundation: **Other**
 Rain Screen: Reno. Year: **2020**
 Renovations: **Other** R.I. Plumbing:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Electric** Metered Water:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Fenced Yard**
 Type of Roof: **Asphalt**
 Total Parking: **2** Covered Parking: **1** Parking Access: **Rear**
 Parking: **DetachedGrge/Carport**
 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: **Hardwood, Laminate, Tile**

Legal: **LOT C, BLOCK 14, PLAN VAP8174, DISTRICT LOT THSL, SECTION N HLF 34, NEW WESTMINSTER LAND DISTRICT**
 Amenities: **Garden**
 Site Influences: **Central Location, Lane Access, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'8 x 13'1	Above	Laundry	17'1 x 7'5			x
Main	Kitchen	9'9 x 11'7			x			x
Main	Master Bedroom	10'9 x 13'5			x			x
Main	Bedroom	8'7 x 11'6			x			x
Main	Foyer	6'3 x 4'3			x			x
Main	Solarium	23'6 x 4'8			x			x
Above	Bedroom	10'3 x 12'5			x			x
Above	Bedroom	11'9 x 11'7			x			x
Above	Den	7'4 x 12'5			x			x
Above	Flex Room	5'8 x 11'9			x			x

Finished Floor (Main):	876	# of Rooms:	11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	No	Barn:
Finished Floor (Below):	800	# of Levels:	2	2	Below	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3				Pool:
Finished Floor (Total):	1,676 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	5				Grg Dr Ht:
Grand Total:	1,676 sq. ft.	Basement:	Fully Finished	6				
				7				
				8				

Listing Broker(s): **Oakwyn Realty Ltd.**
Pride in ownership shows in this well kept family home by original owners over 3 generations. This recently renovated home sits on a large flat lot size of 41x122 with detached garage in a highly sought after family friendly neighbourhood. Renovations include new roof, updated bathrooms, stainless kitchen appliances, granite countertops & new paint throughout. Well maintained garden and large patio in backyard allows for spacious entertaining. Walking distance to restaurants, banks, cafes, T&T, transit, Trout Lake/Farmers Market and all level of school; Chief Maquinna Elementary, Vancouver Technical Secondary catchment. Nothing else to do but to move in and enjoy or hold and build your dream home with triple car garage or large 2 bedroom laneway. Duplex redevelopment potential