

**Active**  
**R2466203**  
 Board: V, Detached  
 House/Single Family

**2728 PARKER STREET**

Vancouver East  
 Renfrew VE  
 V5K 2T7

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



Days on Market: **0** List Date: **6/16/2020** Expiry Date: **6/16/2021**  
 Previous Price: **\$0** Original Price: **\$1,799,000** Sold Date:  
 Meas. Type: **Feet** Frontage (feet): **33.00** Approx. Year Built: **1945**  
 Depth / Size: **108.13** Frontage (metres): **10.06** Age: **75**  
 Lot Area (sq.ft.): **100.00** Bedrooms: **3** Zoning: **RS1**  
 Flood Plain: **No** Bathrooms: **2** Gross Taxes: **\$4,782.97**  
 Council Apprv?: Full Baths: **2** For Tax Year: **2020**  
 Rear Yard Exp: **South** Half Baths: **0** Tax Inc. Utilities?: **Yes**  
 If new, GST/HST inc?: P.I.D.: **011-319-194**  
 View: **No** Tour:  
 Complex / Subdiv:  
 Services Connected: **Community**  
 Sewer Type:

Style of Home: **Rancher/Bungalow w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Other**  
 Foundation: **Concrete Perimeter** CSA/BCE:  
 Rain Screen: Reno. Year: **2012**  
 Renovations: R.I. Plumbing:  
 # of Fireplaces: **0** R.I. Fireplaces:  
 Fireplace Fuel: **None**  
 Water Supply: **City/Municipal** Metered Water:  
 Fuel/Heating: **Baseboard, Forced Air**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**  
 Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **1** Parking Access: **Lane, Rear**  
 Parking: **Carport; Single**  
 Dist. to Public Transit: **0.5** Dist. to School Bus: **0.5**  
 Title to Land: **Freehold NonStrata**  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **Yes: Dining & Stairway light fixtures**  
 Registered:  
 Floor Finish: **Hardwood, Laminate, Tile**

Legal: **LOT 5, BLOCK 3, PLAN VAP4819, OF NW1/4, DISTRICT LOT THSL, SECTION 23, NEW WESTMINSTER LAND DISTRICT, EXC S 10 FT, NOW LANE**  
 Amenities: **In Suite Laundry, Storage**  
 Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Security System, Smoke Alarm**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'1 x 11'7			x			x
Main	Dining Room	13'2 x 9'3			x			x
Main	Master Bedroom	11'5 x 9'8			x			x
Main	Bedroom	11'6 x 9'0			x			x
Above	Bedroom	9'2 x 9'0			x			x
Above	Den	11'10 x 8'7			x			x
Above	Living Room	11'7 x 12'4			x			x
Above	Dining Room	8'9 x 6'10			x			x
Above	Kitchen	8'9 x 12'10			x			x
		x			x			x

Finished Floor (Main): **889**  
 Finished Floor (Above): **0**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **955**  
 Finished Floor (Total): **1,844 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **1,844 sq. ft.**

# of Rooms: **9**  
 # of Kitchens: **1**  
 # of Levels: **2**  
 Suite: **Legal Suite**  
 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: Appointments: **Touchbase**  
 Sell Broker 1: 3: Call: **Melanie Chow**  
 Sell Sales Rep 1: 2: 3: Phone: **604-839-3231**  
 Owner: **Melanie Lorraine Chow & Ying Lun Ian Chan**  
 Commission: **3.255% ON THE FIRST \$100,000.00 AND 1.1625% ON THE BALANCE.**  
 Occupancy: **Owner**

Realtor Remarks: **Measurements by iSHOT, buyer to verify. COVID protocol in place. Please see attached documents. 1st showings Sunday 3-5pm by appointment.**

**Fully gutted & renovated with permits in 2012 w/ 1 bedroom legal suite. This 4 bedroom & 2 bathroom home in popular Hastings Sunrise neighborhood, features modern/open concept design w/ high end finishing: Wolf gas range, Fisher Paykel fridge, Miele & Blomberg appliances. Renovations: new roof, plumbing, heating system & electrical (200 Amps), windows, gutters, backyard, refinished original fir & oak floors, fresh paint & custom millwork throughout, the list goes on. Laneway potential. Walking distance to private schools: Our Lady of Sorrows & Notre Dame. School catchment: newly built Lord Nelson Elementary & Templeton Secondary. Convenient location to Donald's Market, Trout Lake/Farmers Market, Commercial Drive, banks, restaurants, Clinton & New Brighton park, bike routes & rapid transit.**

## 2728 Parker Street, Vancouver, BC

This communication is not intended to cause or induce a breach of any existing agency relationship.

### The home was fully renovated in 2012 with the following items:

- Guttled to the studs and renovation executed all with permits
- 1 bedroom and 1 bathroom Legal suite (approximately 650 square feet) with separate address
- Separate laundry for main living and additional dedicated set for legal suite
- Replaced drain tiles
- Replaced all electrical wiring and fixtures, 200 A service
- Replaced all plumbing and fixtures
- Rough-in plumbing for fridge with water dispenser / ice maker on main floor kitchen
- Replaced all windows
- Refinished all fir and oak flooring upstairs and installed new laminate flooring in downstairs
- Installed new kitchen cabinets
- Installed new insulation and drywall
- In-floor heating for upstairs bathroom
- Installed 60-gallon hot water storage tank
- Installed smoke alarm and carbon monoxide detectors on both floors
- Custom millwork throughout

### In 2016 the exterior was updated with the following items:

- Replaced roof including carport (2016)
- New gutters throughout including carport (2016)
- Backyard exterior renovation (cedar deck, rear mudroom, paver stone, fencing, landscaping)

### Additional points:

- High end finishings: Wolf gas range, Fisher Paykel fridge, Miele & Blomberg appliances
- New Carrier 2-Stage furnace heating system (2020)
- Nest thermostat and door chime
- Dimmer light switches in living and kitchen upstairs
- USB charging outlets in kitchen and in kitchen counter island upstairs
- Architectural drawings and occupancy permit available upon request



Scan QR Code for Listing Details



OAKWYNREALTY

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