



Presented by:
Melanie Chow PREC*
 Oakwyn Realty Ltd.
 Phone: 604-839-3231
<http://www.melaniechow.ca>
info@melaniechow.ca



Active **R2497175** **3187 E BROADWAY** Residential Detached
 Board: V Vancouver East **\$3,000,000** (LP)
 House/Single Family Renfrew VE (SP) **M**
 V5M 1Z7



Sold Date: Frontage (feet): **33.00** Original Price: **\$3,000,000**
 Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **1964**
 Depth / Size: **149.56** Bathrooms: **2** Age: **56**
 Lot Area (sq.ft.): **100.00** Full Baths: **2** Zoning: **N/A**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$5,878.40**
 Rear Yard Exp: For Tax Year: **2020**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: **No** P.I.D.: **014-695-791**
 Tour:
 View: **No**
 Complex / Subdiv:
 Services Connected: **Community**
 Sewer Type: **City/Municipal**

Style of Home: **Split Entry** Total Parking: **2** Covered Parking: **2** Parking Access: **Lane, Rear**
 Construction: **Frame - Wood** Parking: **Carport & Garage**
 Exterior: **Mixed, Stucco**
 Foundation: **Concrete Perimeter** Dist. to Public Transit: Dist. to School Bus:
 Rain Screen: **Full** Reno. Year: Title to Land: **Freehold NonStrata**
 Renovations: **Partly** R.I. Plumbing: Property Disc.: **Yes**
 # of Fireplaces: **2** R.I. Fireplaces: **2** PAD Rental:
 Fireplace Fuel: **Wood** Metered Water: Fixtures Leased: **No**
 Water Supply: **City/Municipal** Fixtures Rmvd: **No**
 Fuel/Heating: **Electric, Forced Air** Floor Finish: **Laminate, Tile**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
 Type of Roof: **Asphalt**

Legal: **LOT 19, BLOCK 24, PLAN VAP1314, PART N1/2, DISTRICT LOT THSL, SECTION 37, NEW WESTMINSTER LAND DISTRICT**
 Amenities: **Garden, In Suite Laundry**
 Site Influences: **Central Location, Lane Access**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'0 x 13'2	Bsmt	Bedroom	8'8 x 15'3			x
Main	Dining Room	9'10 x 11'5	Bsmt	Bedroom	11'10 x 9'1			x
Main	Kitchen	15'6 x 11'5	Bsmt	Bedroom	11'10 x 11'6			x
Main	Master Bedroom	12'0 x 13'1			x			x
Main	Bedroom	9'0 x 10'1			x			x
Main	Bedroom	9'0 x 9'1			x			x
Main	Bedroom	8'11 x 9'7			x			x
Bsmt	Living Room	12'11 x 17'7			x			x
Bsmt	Dining Room	13'1 x 11'11			x			x
Bsmt	Kitchen	11'1 x 5'5			x			x

Finished Floor (Main):	1,349	# of Rooms:	13	Bath	1	Floor	# of Pieces	Ensuite?	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
Finished Floor (Above):	0	# of Kitchens:	2	2	Main	4	Yes		
Finished Floor (Below):	0	# of Levels:	2	3	Bsmt	4	No		
Finished Floor (Basement):	1,349	Suite:	None	4					
Finished Floor (Total):	2,698 sq. ft.	Crawl/Bsmt. Height:		5					
Unfinished Floor:	0	Beds in Basement:	3	6					
Grand Total:	2,698 sq. ft.	Basement:	Full	7					
		Beds not in Basement:	4	8					

Listing Broker(s): **Oakwyn Realty Ltd.**
Part of land assembly potential up to 3 lots in a row, total 4 lots. 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.