

|   |                     |                 |
|---|---------------------|-----------------|
|  | <b>Melanie Chow</b> | <b>Oakwyn</b>   |
| Phone:  | 604-620-6788        | 3195 Oak Street |
| Mobile:   | 604-839-3231        | Vancouver, BC   |
| Office Phone:   | 604-620-6788        | V6H 2L2         |
| Email:  | info@melaniechow.ca |                 |

3298 East 2nd Avenue, Vancouver, BC, V5M 1G3, Canada

MLS®# V1014619

|                       |              |
|-----------------------|--------------|
| <b>Property Value</b> | \$1,088,000  |
| <b>Type</b>           | House        |
| <b>Basement</b>       | Yes          |
| <b>Parking</b>        | 4 cars       |
| <b>Year Built</b>     | 1999         |
| <b>Taxes</b>          | \$5652.43    |
| <b>Living Area</b>    | 3,500 sq.ft. |
| <b>Lot Frontage</b>   | 45 ft        |
| <b>Lot Depth</b>      | 124.01 ft    |
| <b>Bedrooms</b>       | 6            |
| <b>Bathrooms</b>      | 5 full       |

## Description

Solid and Spacious 6 Bed + Large office custom build 2 level home on a large 45 x 124 Lot! Approx 3500sf of functional living - 4 Generous size Bed up with nice Engineered wood floors in bedrooms and 2 Bed mortgage helper down. Views of Northshore Mountains, central and convenient location. Nice and Solid home with loads of potential, close to all levels of schools, shopping and transportation! PRICED BELOW ASSESSMENT! GREAT VALUE & POTENTIAL!