

	<b>Melanie Chow</b>	<b>Oakwyn</b>
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2612 Eton Street, Vancouver, BC, V5K 1K1, Vancouver, BC, V5K 1K1, Canada

MLS®# V1091974

<b>Property Value</b>	\$979,900
<b>Type</b>	House
<b>Basement</b>	Yes
<b>Parking</b>	1 car
<b>Year Built</b>	1926
<b>Taxes</b>	3690.00
<b>Living Area</b>	2,430 sq.ft.
<b>Lot Frontage</b>	33 ft
<b>Lot Depth</b>	124.54 ft
<b>Lot Size Area</b>	4,110 sq.ft.
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2 full

## Description

BEAUTIFUL AND WELL MAINTAINED CHARACTER HOME ON 3 LEVELS. FEATURES, ALL WOOD FLOORS ON THE MAIN & UPSTAIRS, INLAID HARDWOOD IN THE SPACIOUS LIVING ROOM WITH COZY WOODBURNING FIREPLACE, LARGE KITCHEN, FAMILY ROOM, ORIGINAL WOOD WINDOW, MOLDINGS, DOORS AND BASEBOARDS. UPSTAIRS, FEATURES, A SPACIOUS MASTER BEDROOM + DEN WITH CEILING HEIGHT OF 7'-6". THE BASEMENT FEATURES, A SELF-CONTAINED SUITE WITH LARGE LAUNDRY IN BETWEEN FOR THE USE OF BOTH OCCUPANTS. NEW VINYL WINDOWS, FURNACE & INSULATION IN 2011. ALL ON A 33X124 LEVEL LOT IN A BEAUTIFUL TREE-LINED STREET. SHORT WALK TO SHOPS, SCHOOL AND TRANSPORTATION.



