

Active
R2806569
 Board: V, Detached
 House/Single Family

2870 E 15TH AVENUE

Vancouver East
 Renfrew Heights
 V5M 2K5

\$1,799,000 (LP)

(SP)



Days on Market: **0** List Date: **8/14/2023** Expiry Date: **10/31/2023**
 Previous Price: **\$0** Original Price: **\$1,799,000** Sold Date:
 Meas. Type: **Feet** If new, GST/HST Approx. Year Built: **1975**
 Frontage (feet): **33.01** Bedrooms: **4** Age: **48**
 Frontage (metres): **10.06** Bathrooms: **3** Zoning: **RS1**
 Depth / Size: **121.98** Full Baths: **2** Gross Taxes: **\$6,624.38**
 Lot Area (sq.ft.): **4,027.00** Half Baths: **1** For Tax Year: **2023**
 Lot Area (acres): **0.09** Rear Yard Exp: Tax Inc. Utilities?:
 Flood Plain: P.I.D.: **007-663-773** Tour:
 View: :
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: Water Supply: **City/Municipal**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Brick, Stucco**
 Foundation: **Concrete Slab**
 Renovations:
 # of Fireplaces: **2** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**

Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Garage; Single**
 Driveway Finish:
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Seller's **Registered Owner**
 Property Disc.: **Yes**
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish:

Type of Roof: **Asphalt**
 Legal: **LOT H, BLOCK O, PLAN VAP15414, DISTRICT LOT THSL, SECTION 44, NEW WESTMINSTER LAND DISTRICT**

Amenities:
 Site Influences:
 Features:
 Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Finished Floor (Main): **1,157**
 Finished Floor (Above): **1,316**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **2,473 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **2,473 sq. ft.**
 Flr Area (Det'd 2nd Res): **sq. ft.**

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Recreation Room	23'8x12'6			
Main	Bedroom	11'x9'2			
Main	Kitchen	10'5x10'4			
Above	Living Room	19'9x13'8			
Above	Bedroom	10'8x10'1			
Above	Bedroom	10'1x9'11			
Above	Primary Bedroom	13'4x12'7			
Above	Kitchen	10'6x9'4			
Above	Eating Area	10'6x10'3			
		x			
		x			
		x			
		x			
		x			

Floor	Bathrooms	#Pcs
Main		4
Above		4
Above		2
Main		

Suite:
 Basement: **Fully Finished**
 Crawl/Bsmt. Ht: # of Levels: **2**
 # of Kitchens: **2** # of Rooms: **9**

Manuf Type: Registered in MHR?: PAD Rental:
 MHR#: CSA/BCE: Maint. Fee:
 ByLaw Restrictions:

List Broker 1: **Oakwyn Realty Ltd. - Office: 604-620-6788** List Broker 3:
 List Desig Agt 1: **Melanie Chow PREC* - Phone: 604-839-3231** **info@melaniechow.ca**
 List Broker 2: Appointments: **Touchbase**
 List Desig Agt 2: 3: Call: **Text**
 Sell Broker 1: Phone: **604-839-3231**
 Sell Sales Rep 1: 2: 3:
 Owner: **KATHERINE ROSE NEWCOMBE & SHELLEY CATHERINE KOSOVIC**
 Commission: **3.255% ON FIRST \$100,000.00 AND 1.1625% ON THE BALANCE**
 Occupancy: **Owner**

Realtor **24 hours notice to show. Measurements by iShot are approximate, buyer to verify. PDS dated August 8, 2023. First showing at preview date:**
 Remarks: **Thursday, August 17 from 11-12:30pm. Open house Saturday, August 19 and Sunday, August 20 from 2-4pm.**

Welcome to this great family home in sought after Renfrew Heights neighbourhood. Original owners and first time on the market. This north south facing home features unobstructed north shore views, bright functional floorplan, large bedrooms and almost 200 square feet of outdoor space for your living and entertaining to meet your growing family needs or investment goals. Centrally located in Renfrew Heights and walking distance to private and public schools, new Beaconsfield Park, off leash dog park, Renfrew Community Centre amenities, restaurants, banks, transit and more.