

Active
R2948667
 Board: V, Detached
 House/Single Family

3314 E 8TH AVENUE

Vancouver East
 Renfrew VE
 V5M 1X9

\$1,799,000 (LP)

(SP)



Days on Market: **2** List Date: **12/2/2024** Seller's Acceptance Date:
 Orig. Price: **\$1,799,000** Expiry Date: **6/30/2025** Subject Removal Date:
 Prev. Price: **\$0** Completion Date:

Meas. Type: **Feet** If new, GST/HST: **Yes** Approx. Year Built: **1974**
 Frontage (feet): **30.09** Bedrooms: **5** Age: **50**
 Frontage (metres): **9.17** Bathrooms: **3** Zoning: **R1-1**
 Depth / Size: **122** Full Baths: **2** Gross Taxes: **\$7,069.00**
 Lot Area (sq.ft.): **3,670.98** Half Baths: **1** For Tax Year: **2023**
 Lot Area (acres): **0.08** Rear Yard Exp: Tax Inc. Utilities?:
 Flood Plain: P.I.D.: **014-696-436** Tour:
 View: :

Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
 Construction: **Concrete, Frame - Wood, Other**
 Exterior: **Mixed, Stucco, Wood**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **2** R.I. Fireplaces:
 Fireplace Fuel: **Wood**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Balcony(s), Patio(s) & Deck(s)**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Garage; Single**
 Driveway Finish:
 Dist. to Public Transit: **280 m to Rupert** Dist. to School Bus: **Across the St.**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish:

Legal: **LOT 10, BLOCK 22, PLAN VAP1314, PART NW1/4, DISTRICT LOT THSL, SECTION 38, NEW WESTMINSTER LAND DISTRICT**

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

Amenities:
 Site Influences:
 Features:

Finished Floor (Main):	1,338	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15'5 x 15'0	Below	Bedroom	13'1 x 10'10	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	10'1 x 9'10	Below	Kitchen	18'6 x 8'8	Main 4
Finished Floor (Below):	1,248	Main	Bedroom	10'2 x 9'10			x	Main 2
Finished Floor (Basement):	0	Main	Primary Bedroom	13'3 x 12'2			x	Below 4
Finished Floor (Total):	2,586 sq. ft.	Main	Dining Room	12'1 x 8'7			x	
Unfinished Floor:	0	Main	Kitchen	11'3 x 8'7			x	
Grand Total:	2,586 sq. ft.	Main	Eating Area	8'8 x 8'7			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Patio	18'11 x 18'5			x	
		Main	Patio	15'6 x 3'3			x	
		Main	Foyer	4'10 x 4'4			x	
		Below	Recreation Room	25'3 x 15'0			x	
		Below	Laundry	15'4 x 5'4			x	
		Below	Bedroom	13'0 x 11'6			x	

Crawl/Bsmt. Ht: # of Levels: **2** Manuf Type: Registered in MHR?: PAD Rental:
 # of Kitchens: **2** # of Rooms: **15** 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: **Oakwyn Realty Ltd. - Office: 604-620-6788**
 List Desig Agt 2: **Connie Mar - Phone: 604-368-4853** 3: Appointments: **Touchbase**
 Buyer's Broker 1: 3: Call: **Connie Mar**
 Buyer's Agent 1: 2: Phone: **604-368-4853**
 Owner: ****Privacy Protected** CHUNG LEUNG TSENG**
 Commission: **3% FOR THE FIRST \$100,000.00 & 1% ON THE BALANCE**

Occupancy: **Vacant**

Realtor **24 hours notice to show. Measurements by iShot are approximate, buyer to verify. OPEN HOUSE: Saturday, December 7 and Sunday, December 8 from 2-4pm. IDRPO: all offers to be submitted by Monday, December 9, 2025 by 6pm by email to info@melaniechow.ca**

This bright and spacious Vancouver Special is perfectly situated in a transit-oriented rezoning opportunity (Tier 1) location. Home features 3 bedrooms, 1.5 bathrooms on main level and a self contained suite on lower level providing additional living options for extra rental income or guest suite space. This well kept home provides over 2500 sq. ft of living space perfect for a growing family and entertaining. Walking distance to Superstore, major transit routes including Rupert Skytrain station and Broadway transit connecting you to all major urban centres. Close to all levels of schools, parks, shops, and restaurants. New Skeena redevelopment community plans featuring towers and new amenities/services already approved by COV. Buy to invest, move in ready or make it your own!