



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



Active
R2876741
 Board: V
 House/Single Family

3367 WILLIAM STREET
 Vancouver East
 Renfrew VE
 V5K 2Z4

Residential Detached
\$1,849,900 (LP)
 (SP)



Sold Date:
 Meas. Type: **Feet**
 Frontage(feet): **33.00**
 Frontage(metres): **10.06**
 Depth / Size:
 Lot Area (sq.ft.): **3,547.50**
 Lot Area (acres): **0.08**
 Flood Plain:
 View: :
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: **Water Supply: City/Municipal**

If new, GST/HST inc?:
 Bedrooms: **4**
 Bathrooms: **3**
 Full Baths: **2**
 Half Baths: **1**
 Rear Yard Exp:
 P.I.D.: **013-602-446**

Original Price: **\$1,849,900**
 Approx. Year Built: **1978**
 Age: **46**
 Zoning: **RS1**
 Gross Taxes: **\$6,546.04**
 For Tax Year: **2023**
 Tax Inc. Utilities?:
 Tour:

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Slab**

Renovations:
 # of Fireplaces: **2** R.I. Fireplaces:
 Fireplace Fuel: **Wood**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
 Parking: **Carport; Multiple**
 Driveway Finish:
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish:
 Dist. to School Bus:
 Land Lease Expiry Year:

Legal: **LOT 23, BLOCK 4, PLAN VAP2588, PART W1/2, DISTRICT LOT THSL, SECTION 26, NEW WESTMINSTER LAND DISTRICT, EXC N 2.5 FT NOW LANE**

Amenities:
 Site Influences:
 Features:

Finished Floor (Main):	1,244	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Above	Living Room	13' x 16'11			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Above	Bedroom	9'11 x 10'3			x	Above 2
Finished Floor (Below):	0	Above	Bedroom	9'11 x 9'4			x	Above 4
Finished Floor (Basement):	1,026	Above	Bedroom	13'3 x 11'5			x	Below 4
Finished Floor (Total):	2,270 sq. ft.	Above	Kitchen	10'3 x 18'11			x	
Unfinished Floor:	131	Above	Dining Room	13' x 11'6			x	
Grand Total:	2,401 sq. ft.	Below	Living Room	13' x 11'8			x	
Fir Area (Det'd 2nd Res):	sq. ft.	Below	Dining Room	13' x 6'5			x	
Suite:		Below	Bedroom	9'7 x 14'5			x	
Basement: Fully Finished		Below	Den	8'11 x 7'10			x	
		Below	Kitchen	9'11 x 8'11			x	
				x			x	
				x			x	

Crawl/Bsmt. Height: # of Levels: **2**
 # of Kitchens: **2** # of Rooms: **11**
 Suite:
 Basement: **Fully Finished**

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

ByLaw Restrictions:

Listing Broker(s): **Oakwyn Realty Ltd.** **Trillion Properties Inc.**

Classic Vancouver special in the highly sought after family neighbourhood of Hastings Sunrise. Original owners and first time on the market. Functional layout: Top main floor features 3 bedrooms, 1 full bathroom, 1 ensuite, a spacious open kitchen and large deck, perfect for entertaining and providing outdoor living space. Ground floor offers 2 bedrooms and 1 bathroom. The property is currently separated into an upstairs and downstairs suite, occupied by long-term tenants. Walking distance to all levels of school including brand new elementary school, private schools and Rupert Park. Close to amenities, restaurants, banks, PNE, T&T, Superstore, transit, Rupert Station & more. Minutes to The Amazing Brentwood! Move in ready or turn key investment. First showing: Weds, May 1 from 6-7pm.

RED Full Public 1 Page The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Greater Vancouver REALTORS® ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'. 04/30/2024 02:25 AM