



Presented by:

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Active
R2101847
Board: V
House/Single Family

2970 E 5TH AVENUE

Vancouver East
Renfrew VE
V5M 1N7

Residential Detached

\$1,798,000 (LP)
(SP)



Sold Date:	Frontage (feet):	33.00	Original Price: \$1,798,000
Depth / Size (ft.):	Bedrooms:	5	Approx. Year Built: 1984
Lot Area (sq.ft.):	Bathrooms:	3	Age: 32
Flood Plain:	Full Baths:	3	Zoning: RS-1
Rear Yard Exp: South	Half Baths:	0	Gross Taxes: \$4,824.68
Approval Req?:			For Tax Year: 2016
If new, GST/HST inc?:			Tax Inc. Utilities?: No
			P.I.D.: 014-671-140
			Tour:

View: **No : Mountain and Burnaby**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Slab**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard, Hot Water**
Outdoor Area: **Balcony(s)**
Type of Roof: **Metal**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
Parking: **Garage; Double**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Seller's Interest: **Registered Owner**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Laminate, Mixed**

Dist. to School Bus:

Legal: **PL VAP1314 LT 17 BLK 3 DL THSL LD 36 SEC 36**

Amenities:

Site Influences: **Central Location, Private Setting, Shopping Nearby**
Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	13' x 14'10"	Main	Kitchen	13' x 11'6"			x
Above	Kitchen	10' x 9'3"	Main	Bedroom	10'6" x 10'6"			x
Above	Dining Room	11' x 10'	Main	Bedroom	9'6" x 12'			x
Above	Other	12' x 9'6"	Main	Laundry	0' x 0'			x
Above	Nook	9'11" x 10'	Main	Foyer	10' x 10'6"			x
Above	Bedroom	10' x 10'4"						x
Above	Master Bedroom	13'9" x 10'11"						x
Above	Bedroom	10' x 10'4"						x
Above	Walk-In Closet	0' x 0'						x
Main	Recreation	12'6" x 12'						x

Finished Floor (Main): **1,018**
Finished Floor (Above): **1,452**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,470 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,470 sq. ft.**

of Rooms: **15**
of Kitchens: **2**
of Levels: **2**
Suite: **Unauthorized Suite**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **5**
Basement: **None**

Bath	Floor	# of Pieces	Ensuite?
1	Above	4	Yes
2	Above	4	No
3	Main	4	No
4			
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

Listing Broker(s): **RE/MAX Margaret Leung Realty**

Well maintained one owner home on a beautiful quiet street. vaulted ceiling spacious living room with balcony to enjoy the Downtown and mountain view. Master ensuite with walk-in closet plus 2 other bedrooms up. Kitchen with eating area opens out to newly upgraded sundeck with a great view. Main floor has a recreation room with summer kitchen, 2 bedrooms and full bath. Double attached garage. Close to shopping, schools and transit. Chief Maquinna Elementary and Vancouver Technical Secondary catchment. Open house 2-4 on Aug 21.