

Active
R2448523
 Board: V, Detached
 House/Single Family

2454 E 20TH AVENUE

Vancouver East
 Renfrew Heights
 V5M 2T6

\$1,267,000 (LP)

(SP)



Days on Market: **81** List Date: **3/30/2020** Expiry Date: **9/30/2020**
 Previous Price: **\$0** Original Price: **\$1,267,000** Sold Date:
 Meas. Type: **Feet** Frontage (feet): **34.00** Approx. Year Built: **1947**
 Depth / Size: **110** Frontage (metres): **10.36** Age: **73**
 Lot Area (sq.ft.): **3,740.00** Bedrooms: **2** Zoning: **RS-1**
 Flood Plain: Bathrooms: **1** Gross Taxes: **\$4,567.15**
 Council Apprv?: Full Baths: **1** For Tax Year: **2019**
 Rear Yard Exp: **South** Half Baths: **0** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **006-874-339**
 View: : Tour: **Virtual Tour URL**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: 2 Storey w/Bsmt.	Total Parking: Covered Parking:	Parking Access: Lane, Rear
Construction: Frame - Wood	Parking: Add. Parking Avail., Open	
Exterior: Mixed, Wood	Title to Land: Freehold NonStrata	
Foundation: Concrete Perimeter	Seller's Interest: Registered Owner	
Rain Screen:	Property Disc.: Yes:	
Renovations:	Fixtures Leased: No :	
# of Fireplaces: 1	Fixtures Rmvd: No :	
Fireplace Fuel: Wood	Floor Finish: Mixed	
Water Supply: City/Municipal	Mgmt Co Name:	
Fuel/Heating: Baseboard, Electric, Forced Air	Strata Mnt. Fee:	
Outdoor Area: Fenced Yard, Patio(s) & Deck(s)	Maint Fee Inc.:	
Type of Roof: Asphalt	Bylaw Restrict.:	

Legal: **LOT 19, BLOCK M, PLAN VAP11660, DISTRICT LOT THSL, SECTION 45, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Lane Access, Private Yard**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'0 x 11'6			x			x
Main	Dining Room	11'0 x 8'0			x			x
Main	Kitchen	11'0 x 11'0			x			x
Main	Master Bedroom	11'8 x 10'3			x			x
Main	Bedroom	11'0 x 10'0			x			x
Main	Solarium	11'0 x 10'0			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 850	# of Rooms: 6	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below): 0	# of Levels: 2	2				Workshop/Shed:
Finished Floor (Basement): 0	Suite:	3				Pool:
Finished Floor (Total): 850 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: 0	5				Grg Door Ht:
Unfinished Floor: 700	Basement: Unfinished	6				
Grand Total: 1,550 sq. ft.	Beds not in Basement: 2	7				
		8				

List Broker 1: **Team 3000 Realty Ltd. - Office: 778-297-3000**

List Desig Agt 1: **Stan Stanchev - Phone: 604-202-1412**

List Desig Agt 2: **3:**

Sell Broker 1: **3:**

Sell Sales Rep 1: **2:**

Owner: ****Privacy Protected** Lyudmyla Kozik & Iouri Kozik**

Commission: **3.22% 1ST \$100K + 1.15% BALANCE**

List Broker 2: **ssteam3000@gmail.com**

Appointments: **Touchbase**

Call: **STAN**

Phone: **604-202-1412**

Occupancy: **Tenant**

Realtor Remarks: **All meas. are approx. To be verified by the buyer. Tenanted m/m \$2,400/m. Mostly land value. Back lane access. Can build two 1,300 sqft 1/2 Duplexes with one basement legal suite in each one or a single house with one legal suite plus a laneway house. Oil tank certificate. See attached documents.**

Builders alert. Lot 34'x110' 3,740 sqft with a back-lane. Can build two 1,300 sqft 1/2 Duplexes with one basement legal suite in each one or approximately 2,500 sqft 3 level house with a legal basement suite plus approximately 600 sqft laneway house on the back. To be confirmed with the city. Existing cute 2 bedroom, approximately 1,550 sqft bungalow, including an unfinished basement, which is rented month to month to cover some of the mortgage payments until you get the building permits. Or you can move in and build later on. Steps to Trout Lake, Nanaimo SkyTrain station, Lord Beaconsfield Elementary and Gladstone Secondary Schools, Renfrew Park Community Center and convenient shopping. Call for more information.