



Presented by:
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Active
R2313147

Board: V
House/Single Family

39 E 33RD AVENUE

Vancouver East
Main
V5V 2Z3

Residential Detached

\$1,899,900 (LP)
(SP)



Sold Date:	Frontage (feet):	28.36	Original Price: \$1,899,900
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1992
Depth / Size: 100	Bathrooms:	3	Age: 26
Lot Area (sq.ft.): 2,836.00	Full Baths:	2	Zoning: RS-1
Flood Plain:	Half Baths:	1	Gross Taxes: \$5,485.55
Rear Yard Exp: North			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 010-838-112
			Tour:

View: :
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Radiant**
Outdoor Area: **Patio(s)**
Type of Roof: **Other**

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Lane**
Parking: **Carport & Garage**

Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Mixed**

Legal: **PL VAP2232 LT 11 BLK 3 DL 634 LD 36. EXCEPT PLAN S 7FT NOW ROAD, EXC S 7', NOW RD.**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Lane Access, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'11 x 11'10	Above	Bedroom	10'3 x 7'5			x
Main	Dining Room	11'10 x 10'4	Above	Walk-In Closet	5'11 x 4'4			x
Main	Kitchen	12'5 x 9'2			x			x
Main	Eating Area	12'6 x 7'6			x			x
Main	Den	12'10 x 7'10			x			x
Main	Laundry	4'9 x 4'9			x			x
Main	Foyer	7'4 x 6'2			x			x
Above	Master Bedroom	14'6 x 13'8			x			x
Above	Bedroom	9'11 x 9'3			x			
Above	Bedroom	11'11 x 10'3			x			

Finished Floor (Main): 892	# of Rooms: 12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 874	# of Kitchens: 1	1	Main	2	No	Barn:
Finished Floor (Below): 0	# of Levels: 2	2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement): 0	Suite:	3	Above	4	No	Pool:
Finished Floor (Total): 1,766 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: 0	Beds in Basement: 0	5				Door Height:
Grand Total: 1,766 sq. ft.	Basement: None	6				
		7				
		8				

Listing Broker(s): **Macdonald Realty**

This welcoming home is central with a hip location right next to Queen Elizabeth Park, Riley Park, Hillcrest Aquatic Centre and Main Street! Desirable General Wolfe Elementary and Eric Hamber High school catchments. A 4 bedroom house that has many desirable features including hardwood floors, radiant heated floors, 2 dining rooms, stainless steel appliances, walk-in closet and ensuite bathroom off the master bedroom! 2 parking spots with the detached single garage and parking pad. Enjoy outdoor bbq's in your fenced yard and patio. OPEN HOUSE Thursday, Oct. 11 (5:30-7PM), Saturday & Sunday, Oct 13 & 14th (2-4PM).