



Presented by:  
**Sean Stevens PREC\***  
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## 2084 Nanaimo Street, Vancouver

Excellent investment home located in one of Vancouver's most desirable neighborhoods. 3 bedrooms, kitchen, dining room and living room up with a large East facing patio. Downstairs has a separate entrance along with 2 bedrooms, kitchen and living room. Downstairs can be easily converted to a 3 bedroom down. House has a large double garage. Showings with 48 hour notice and by appointment. Fantastic RM12N Zoning for future potential.


**\$1,599,900**

**Sean Stevens 604.782.0821**

Personal Real Estate Corporation

**E** [contact@seanstevens.ca](mailto:contact@seanstevens.ca) **W** [seanstevens.ca](http://seanstevens.ca)

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<b>Active</b> <b>R2589450</b> Board: V House/Single Family	<b>2084 NANAIMO STREET</b> Vancouver East Renfrew VE V5N 5C5	Residential Detached <b>\$1,599,900</b> (LP) (SP) <b>M</b>																																																																																																																																																
	Sold Date: _____ Meas. Type: <b>Feet</b> Depth / Size: <b>120</b> Lot Area (sq.ft.): <b>3,168.00</b> Flood Plain: _____ Rear Yard Exp: <b>Northeast</b> Council Apprv?: _____ If new, GST/HST inc?: _____  View: _____ Complex / Subdiv: _____ Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b> Sewer Type: <b>City/Municipal</b>	Frontage (feet): <b>26.40</b> Bedrooms: <b>5</b> Bathrooms: <b>2</b> Full Baths: <b>2</b> Half Baths: <b>0</b>  Original Price: <b>\$1,599,900</b> Approx. Year Built: <b>1973</b> Age: <b>48</b> Zoning: <b>RM12N</b> Gross Taxes: <b>\$4,721.01</b> For Tax Year: <b>2020</b> Tax Inc. Utilities?: _____ P.I.D.: <b>012-959-472</b> Tour: _____																																																																																																																																																
Style of Home: <b>2 Storey</b> Construction: <b>Frame - Wood</b> Exterior: <b>Mixed</b> Foundation: <b>Concrete Perimeter</b> Rain Screen: _____ Renovations: _____ # of Fireplaces: <b>2</b> Fireplace Fuel: <b>Wood</b> Water Supply: <b>City/Municipal</b> Fuel/Heating: <b>Forced Air</b> Outdoor Area: <b>Fenced Yard, Patio(s) &amp; Deck(s)</b> Type of Roof: <b>Asphalt</b>	Total Parking: <b>4</b> Covered Parking: <b>2</b> Parking Access: <b>Lane</b> Parking: <b>Garage; Double</b>  Dist. to Public Transit: _____ Title to Land: <b>Freehold NonStrata</b> Dist. to School Bus: _____  Property Disc.: <b>Yes</b> PAD Rental: _____ Fixtures Leased: <b>No</b> Fixtures Rmvd: <b>No</b> Floor Finish: <b>Mixed</b>	Reno. Year: _____ R.I. Plumbing: _____ R.I. Fireplaces: _____  Metered Water: _____																																																																																																																																																
Legal: <b>LOT 9, BLOCK 12, PLAN VAP3385, DISTRICT LOT THSL, SECTION 33 S HLF, NEW WESTMINSTER LAND DISTRICT</b>	Amenities: <b>Garden, In Suite Laundry</b>																																																																																																																																																	
Site Influences: <b>Central Location, Lane Access, Recreation Nearby, Shopping Nearby</b>	Features: <b>ClthWsh/Dryr/Frdg/Stve/DW, Refrigerator, Stove</b>																																																																																																																																																	
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# of Rooms: <b>12</b> # of Kitchens: <b>2</b> # of Levels: <b>2</b> Suite: <b>Unauthorized Suite</b> Crawl/Bsmt. Height: _____ Beds in Basement: <b>0</b> Beds not in Basement: <b>5</b> Basement: <b>Fully Finished, Separate Entry</b>																																																																																																																																																		



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**Macdonald Realty Ltd.**

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QUALIFIED MEMBER FIRM

# 2084 NANAIMO STREET, VANCOUVER

\$1,599,900

604.782.0821

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## 2084 Nanaimo Street, Vancouver

Main Floor:	1016 sq.ft.	Deck:	357 sq.ft.
Upper Floor:	1094 sq.ft.	Balcony:	72 sq.ft.
<b>Total:</b>	<b>2110 sq.ft.</b>	Garage:	420 sq.ft.

### ABOVE MAIN



### MAIN FLOOR

