



Presented by:
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Active
R2621005
Board: V
House/Single Family

1468 E 20TH AVENUE
Vancouver East
Knight
V5N 2K6

Residential Detached
\$1,699,900 (LP)
(SP)



Sold Date: _____ If new, GST/HST inc?: _____ Original Price: **\$1,699,900**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1985**
Frontage(feet): **33.00** Bathrooms: **3** Age: **36**
Frontage(metres): **10.06** Full Baths: **3** Zoning: **RT-10**
Depth / Size: **120** Half Baths: **0** Gross Taxes: **\$6,466.67**
Lot Area (sq.ft.): **3,960.00** Rear Yard Exp: **South** For Tax Year: **2021**
Lot Area (acres): **0.09** P.I.D.: **014-029-111** Tax Inc. Utilities?: _____
Flood Plain: _____ Tour: _____
View: _____
Complex/Subdiv: _____
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Brick, Fibre Cement Board, Stucco**
Foundation: **Concrete Perimeter**

Renovations: _____ Reno. Year: _____
of Fireplaces: **2** R.I. Fireplaces: _____ Rain Screen: _____
Fireplace Fuel: **Wood** Metered Water: _____
Fuel/Heating: **Baseboard** R.I. Plumbing: _____
Outdoor Area: **Balcony(s), Fenced Yard**
Type of Roof: **Tile - Concrete**

Total Parking: **4** Covered Parking: **2** Parking Access: **Lane**
Parking: **Garage; Double**
Driveway Finish: _____
Dist. to Public Transit: _____ Dist. to School Bus: _____
Title to Land: **Freehold NonStrata** Land Lease Expiry Year: _____
Property Disc.: **Yes**
Fixtures Leased: **No** : _____
Fixtures Rmvd: **No** : _____
Floor Finish: **Laminate, Other, Tile**

Legal: **LOT 90, PLAN VAP2145, DISTRICT LOT 747 N PORTION, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**
Features: **CltHwsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Refrigerator, Stove**

Finished Floor (Main):	964	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,401	Main	Kitchen	13'9 x 10'9	Above	Walk-In Closet	4'10 x 3'9	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	16'2 x 13'9			x	Main 4
Finished Floor (Below):	0	Main	Bedroom	11'5 x 10'			x	Above 5
Finished Floor (Basement):	0	Main	Bedroom	9'11 x 9'5			x	Above 4
		Main	Foyer	10'9 x 9'1			x	
Finished Floor (Total):	2,365sq. ft.	Main	Laundry	9'11 x 5'1			x	
Unfinished Floor:	0	Above	Living Room	16'9 x 13'6			x	
Grand Total:	2,365sq. ft.	Above	Dining Room	11'5 x 10'1			x	
		Above	Kitchen	10'1 x 9'3			x	
Fir Area (Det'd 2nd Res):	sq. ft.	Above	Eating Area	10'9 x 10'1			x	
		Above	Bedroom	10'3 x 9'9			x	
		Above	Bedroom	10'3 x 9'8			x	
		Above	Master Bedroom	13'9 x 11'			x	

Suite: _____
Basement: **Fully Finished, Separate Entry**

Crawl/Bsmt. Height: _____ # of Levels: **2**
of Kitchens: **2** # of Rooms: **14**

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



1468 East 20th Avenue, Vancouver

This is the one ! Fantastic home on a quiet street in sought after Kensington-Cedar Cottage neighbourhood. Upstairs includes 3 bedrooms & two bathrooms, a large living room with fireplace, oak kitchen, and a breakfast nook that leads to a south-facing rear balcony and back yard. Downstairs is a renovated two bed suite complete with laminate floors and a large living room featuring a brick surround fireplace. There is plenty of storage with the large two car garage and plenty of parking in the back. Lord Selkirk Elem and Gladstone Sec School Catchment. House is currently fully rented. Please book a private tour through your realtor during the following showing times: Thurs Sept 30th 5-6pm, Sat/Sun Oct 2nd/3rd 1-3pm. Mask 100% mandatory.

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1468 East 20th Avenue, Vancouver

Main Floor:	964 sq.ft.	Deck:	215 sq.ft.
Above Main Floor:	1401 sq.ft.	Garage:	524 sq.ft.
Total:	2365 sq.ft.		

ABOVE MAIN



MAIN FLOOR

