

**Partial Listing**  
**Temp-356808**  
 Board: V, Detached  
 House/Single Family

**347 E 20TH AVENUE**

Vancouver East  
 Main  
 V5V 1M4

**\$2,499,900 (LP)**

(SP)



Days on Market:                      List Date: **6/11/2023**                      Expiry Date: **9/30/2023**  
 Previous Price: **\$0**                      Original Price:                      Sold Date:  
 Meas. Type: **Feet**                      If new, GST/HST                      Approx. Year Built: **1906**  
 Frontage (feet): **39.52**                      Bedrooms: **3**                      Age: **117**  
 Frontage: **12.05**                      Bathrooms: **3**                      Zoning: **RS-1**  
 Depth / Size: **120.31**                      Full Baths: **2**                      Gross Taxes: **\$7,659.27**  
 Lot Area (sq.ft.): **4,833.00**                      Half Baths: **1**                      For Tax Year: **2022**  
 Lot Area (acres): **0.11**                      Rear Yard Exp: **North**                      Tax Inc. Utilities?: **No**  
 Flood Plain: **No**                      P.I.D.: **011-249-587**                      Tour:  
 View: **Yes : North Shore Mountains**  
 Complex/Subdiv **Main Street**  
 First Nation Reserve:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal**                      Water Supply: **City/Municipal**

Style of Home: <b>3 Storey</b>	Total Parking: <b>2</b>	Covered Parking: <b>2</b>	Parking Access: <b>Lane</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Open</b>		
Exterior: <b>Glass, Wood</b>	Driveway Finish:		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>3</b>	Dist. to School Bus: <b>3</b>	
Renovations:	Title to Land: <b>Freehold NonStrata</b>	Land Lease Expiry Year:	
# of Fireplaces:                      R.I. Fireplaces:	Reno. Year:	Seller's <b>Estate Sale</b>	
Fireplace Fuel:	Rain Screen: <b>No</b>	Property Disc.: <b>Yes:</b>	
Fuel/Heating: <b>Natural Gas, Radiant</b>	Metered Water:	Fixtures Leased: <b>No :</b>	
Outdoor Area: <b>Fenced Yard, Patio(s) &amp; Deck(s)</b>	R.I. Plumbing:	Fixtures Rmvd:                      :	
Type of Roof: <b>Asphalt</b>	Floor Finish:		

Legal: **LOT H, BLOCK 50, PLAN VAP5112, DISTRICT LOT 301, NEW WESTMINSTER LAND DISTRICT, OF LOTS 13 TO 16**

Amenities:

Site Influences: **Central Location, Lane Access, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

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

Finished Floor (Main):	779	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	577	Main	Foyer	11'3x7'1			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	16'4x13'7			x	Main 2
Finished Floor (Below):	803	Main	Dining Room	12'10x10'4			x	Above 4
Finished Floor (Basement):	0	Main	Kitchen	18'11x10'1			x	Below 3
Finished Floor (Total):	2,159 sq. ft.	Above	Primary Bedroom	12'0x10'0			x	
Unfinished Floor:	0	Above	Bedroom	10'5x9'11			x	
Grand Total:	2,159 sq. ft.	Above	Bedroom	10'5x9'3			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Family Room	17'4x10'9			x	
Suite: <b>None</b>		Below	Flex Room	13'3x8'11			x	
Basement: <b>Full</b>		Below	Storage	11'2x7'9			x	
		Below	Workshop	9'9x5'11			x	
				x			x	
				x			x	

Crawl/Bsmt. Ht:                      # of Levels: <b>3</b>	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: <b>1</b> # of Rooms: <b>11</b>	MHR#:	CSA/BCE:	Maint. Fee:
	ByLaw Restrictions:		

List Broker 1: **Macdonald Realty - Office: 604-263-1911**                      List Broker 3:

List Desig Agt 1: **Sean Stevens PREC\* - Phone: 604-782-0821**                      **contact@seanstevens.ca**

List Broker 2:

List Desig Agt 2:                      3:                      Appointments: **Touchbase**

Sell Broker 1:                      Call: **Sean**

Sell Sales Rep 1:                      2:                      3:                      Phone: **604-782-0821**

Owner: **Estate of AGNES AMELIA TRASK**

Commission: **3.22% ON THE 1ST \$100,000/1.1625% ON THE REMAINDER**

Occupancy: **Tenant**

Realtor Remarks **Probate is completed, City of Vancouver (VanMap) Shows no Peat buyer to verify if important, Schools: David Livingstone Elementary/Charles Tupper Secondary, All measurements are approx Buyer to Verify. GMS Floorplans measured the house. Lot Sq ft from Vanmap and Tax Report. Offers on June 20th at 3pm ( Leave open for 24 Hours) Open House- Thurs 15th 5-630pm, Sat/Sun 17/18th 2-4pm. Offers on June 20th at 3pm.**

**Introducing a charming character house in Vancouver's coveted Main Street area! This spacious 2159 sf home is nestled on a generous 39.52' x 122.31' RS-1 lot, offering endless possibilities. Perfect for families seeking a renovation project, long term holding property or build a new development. The expansive living, dining, and kitchen spaces are ideal for creating lasting memories. It boasts 3 bedrooms on one level, providing convenience and comfort. The basement with 7' ceilings, bathroom, and separate entrance offers potential for additional living space or future rental income. Don't miss this opportunity to transform this house into your dream home in Vancouver best neighbourhood! Open House Thurs 15th 5-630pm, Sat/Sun 17/18th 2-4pm. Offers on June 20th at 3pm.**