



Presented by:
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Active
R2873731
 Board: V
 House/Single Family

488 E 22ND AVENUE
 Vancouver East
 Fraser VE
 V5V 1V1

Residential Detached
\$3,350,000 (LP)
 (SP)



Sold Date: _____ If new, GST/HST inc?: **No** Original Price: **\$3,350,000**
 Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **2003**
 Frontage(feet): **49.50** Bathrooms: **5** Age: **21**
 Frontage(metres): **15.09** Full Baths: **5** Zoning: **R1-1**
 Depth / Size: **122** Half Baths: **0** Gross Taxes: **\$11,438.80**
 Lot Area (sq.ft.): **6,039.00** Rear Yard Exp: **South** For Tax Year: **2023**
 Lot Area (acres): **0.14** P.I.D.: **013-129-899** Tax Inc. Utilities?: **No**
 Flood Plain: **No** View: **No** Tour: _____
 Complex/Subdiv: _____
 First Nation Reserve: _____
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.** Total Parking: **4** Covered Parking: **3** Parking Access: **Lane**
 Construction: **Frame - Wood** Parking: **Garage; Triple**
 Exterior: **Glass, Stucco** Driveway Finish: **Concrete**
 Foundation: **Concrete Perimeter** Dist. to Public Transit: **3** Dist. to School Bus: **1**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year: _____
 Renovations: _____ Reno. Year: _____ Property Disc.: **Yes**
 # of Fireplaces: **3** R.I. Fireplaces: _____ Rain Screen: _____ Fixtures Leased: **No** :
 Fireplace Fuel: **Natural Gas** Metered Water: _____
 Fuel/Heating: **Natural Gas, Radiant** R.I. Plumbing: _____ Fixtures Rmvd: _____
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)** Floor Finish: **Hardwood, Tile**
 Type of Roof: **Asphalt**

Legal: **LOT 9, BLOCK 22, PLAN VAP187, DISTRICT LOT 301, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Finished Floor (Main):	1,423	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,307	Main	Foyer	9'9" x 9'3"	Bsmt	Living Room	11'10" x 16'0"	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	15'1" x 10'10"	Bsmt	Dining Room	11'10" x 6'11"	Main 4
Finished Floor (Below):	0	Main	Dining Room	10'9" x 7'7"	Bsmt	Kitchen	12'5" x 7'3"	Above 4
Finished Floor (Basement):	1,029	Main	Kitchen	12'8" x 10'9"	Bsmt	Bedroom	12'5" x 10'3"	Above 5
Finished Floor (Total):	3,759sq. ft.	Main	Eating Area	9'11" x 7'0"	Bsmt	Bedroom	11'6" x 10'2"	Above 5
Unfinished Floor:	0	Main	Family Room	13'7" x 12'8"				Bsmt 4
Grand Total:	3,759sq. ft.	Main	Bedroom	11'4" x 10'11"				
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Den	10'11" x 9'0"				
		Above	Primary Bedroom	17'8" x 12'8"				
		Above	Bedroom	13'5" x 11'1"				
		Above	Bedroom	12'2" x 10'11"				
		Above	Bedroom	12'1" x 10'11"				
		Below	Laundry	10'2" x 5'11"				

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

Crawl/Bsmt. Height: **4'** # of Levels: **3**
 # of Kitchens: **2** # of Rooms: **18**

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

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

Large family home (3759 SF) in one of East Vancouver's most sought after neighborhoods. Close to schools, shopping and recreation just steps away. The main house features 5 beds + Office/4 Baths, Large Living and Dining room along with a full size kitchen, pantry and family room. Upstairs features 4 large bedrooms and storage. Basement contains 2 additional Bedrooms and 1 bath with a large living and dining room with a separate entrance. Exterior boasts a Triple Garage, generous south facing back yard and a large patio. School Catchments : David Livingstone Elementary/ Sir Charles Tupper Secondary. Open House April 25th Thur 4-6pm, April 27th Sat 2-4pm