



Presented by:
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Active
R3025875
 Board: V
 House/Single Family

1089 E KING EDWARD AVENUE

Vancouver East
 Fraser VE
 V5V 2E8

Residential Detached

\$2,199,900 (LP)
 (SP)



Sold Date: If new, GST/HST inc?: **Yes** Original Price: **\$2,199,900**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1997**
 Frontage(feet): **49.50** Bathrooms: **4** Age: **28**
 Frontage(metres): **15.09** Full Baths: **4** Zoning: **RT-10N**
 Depth / Size: Half Baths: **0** Gross Taxes: **\$8,114.09**
 Lot Area (sq.ft.): **3,117.00** Rear Yard Exp: **North** For Tax Year: **2024**
 Lot Area (acres): **0.07** P.I.D.: **015-640-680** Tax Inc. Utilities?: **No**
 Flood Plain: **No** Tour: **Virtual Tour URL**
 View: **Yes: Mountain View on Upper Floor**
 Complex/Subdiv: **Cedar Cottage**
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Stucco**
 Foundation: **Concrete Perimeter**

Renovations: **Completely**
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Reno. Year: **2022**
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Driveway Finish: **Concrete**
 Dist. to Public Transit: **1** Dist. to School Bus: **3**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **:**
 Floor Finish: **Laminate, Tile**

Legal: **LOT 7, BLOCK 1, PLAN VAP187, PART S1/2, DISTRICT LOT 301, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Paved Road, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Sprinkler - Fire, Storage Shed**

Finished Floor (Main):	993	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	796	Main	Foyer	8'1 x 4'1			x	Floor #Pcs
Finished Floor (AbvMain2):	345	Above	Living Room	18'3 x 13'10			x	Above 4
Finished Floor (Below):	0	Above	Kitchen	12'8 x 8'6			x	Abv Main 2 6
Finished Floor (Basement):	0	Above	Patio	22'6 x 6'10			x	Main 3
Finished Floor (Total):	2,134sq. ft.	Above	Bedroom	10'3 x 9'7			x	Main 3
Unfinished Floor:	0	Above	Bedroom	9'10 x 7'7			x	
Grand Total:	2,134sq. ft.	Abv Main 2	Primary Bedroom	12'10 x 12'1			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Living Room	18'9 x 10'10			x	
Suite:		Main	Kitchen	9'7 x 9'6			x	
Basement: Full		Main	Primary Bedroom	13'3 x 10'10			x	
		Main	Bedroom	10'0 x 8'10			x	
		Main	Storage	9'0 x 7'9			x	
				x			x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 12	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Welcome to this fully renovated 2134 SF home located in one of East Vancouver's most desired neighborhoods, situated close to shopping, parks and within the Charles Dickens school catchment. The upper Levels consist of 3 bedrooms/2 bathrooms, large open Living room, dining and fully renovated kitchen which lead out onto the generous covered patio. The upper level has a large primary bedroom, patio to enjoy the views of the North Shore Mountains and a double vanity ensuite bathroom. The main Level consists of a 2 bedroom suite that can easily be split into two 1 bedroom suites. This home is perfect for multi generation living. Large Storage area and double garage. Easy access to transit or a short walk to Fraser Street for shopping and dining. Open House Sun July 13th 12-130pm