

Active
R2617936
 Board: V, Detached
 House/Single Family

2722 E 25TH AVENUE

Vancouver East
 Renfrew Heights
 V5R 1H7

\$1,399,900 (LP)

(SP)



Days on Market: **2** List Date: **9/13/2021** Expiry Date: **4/30/2022**
 Previous Price: **\$0** Original Price: **\$1,399,900** Sold Date:
 Meas. Type: **Feet** If new, GST/HST inc?: Approx. Year Built: **1910**
 Frontage (feet): **33.00** Bedrooms: **5** Age: **111**
 Frontage (metres): **10.06** Bathrooms: **2** Zoning: **RS-1**
 Depth / Size: **114.65** Full Baths: **2** Gross Taxes: **\$5,796.66**
 Lot Area (sq.ft.): **3,783.45** Half Baths: **0** For Tax Year: **2021**
 Lot Area (acres): **0.09** Rear Yard Exp: **South** Tax Inc. Utilities?: **No**
 Flood Plain: P.I.D.: **012-432-202** Tour:
 View: **Yes : NORTSHORE MOUNTAINS, DOWNTOWN**
 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, Corner Unit**
 Construction: **Frame - Wood**
 Exterior: **Stucco**
 Foundation: **Concrete Perimeter**
 Renovations:
 # of Fireplaces: **2** R.I. Fireplaces: **2** Reno. Year:
 Fireplace Fuel: **Natural Gas** Rain Screen:
 Fuel/Heating: **Baseboard, Forced Air** Metered Water:
 Outdoor Area: **Balcony(s), Balcn(y)s Patio(s) Dck(s), Fenced Yard** R.I. Plumbing:
 Type of Roof: **Asphalt**
 Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
 Parking: **Add. Parking Avail., DetachedGrge/Carport, Garage; Double**
 Driveway Finish:
 Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes:**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Laminate, Mixed, Tile**

Legal: **LOT 4, BLOCK 4, PLAN VAP1573, DISTRICT LOT THSL, SECTION 47 N W QTR, NEW WESTMINSTER LAND DISTRICT** Municipal Charges
 Amenities:
 Site Influences: **Central Location, Lane Access, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Storage Shed**
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Finished Floor (Main):	1,292	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16'4x9'7			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	17'6x9'7			x	Main 4
Finished Floor (Below):	1,052	Main	Kitchen	9'7x9'6			x	Below 4
Finished Floor (Basement):	0	Main	Master Bedroom	13'7x10'1			x	
Finished Floor (Total):	2,344sq. ft.	Main	Bedroom	10'1x10'1			x	
Unfinished Floor:	0	Main	Bedroom	16'3x10'1			x	
Grand Total:	2,344sq. ft.	Below	Living Room	16'2x11'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Kitchen	9'9x8'8			x	
		Below	Master Bedroom	12'2x8'8			x	
		Below	Bedroom	8'9x8'2			x	
		Below	Den	11'2x10'1			x	
		Below	Mud Room	18'6x9'6			x	
				x			x	

Crawl/Bsmt. Ht: # of Levels: **2** Manuf Type: Registered in MHR?: PAD Rental:
 # of Kitchens: **2** # of Rooms: **12** MHR#: CSA/BCE: Maint. Fee:
 ByLaw Restrictions:

List Broker 1: **Team 3000 Realty Ltd. - Office: 778-297-3000** List Broker 3:
 List Desig Agt 1: **Ahmad Aminzai - Phone: 604-764-8880** **ahmad.aminzai@gmail.com**
 List Broker 2: Appointments: **Touchbase**
 List Desig Agt 2: 3: Call: **AHMAD**
 Sell Broker 1: Phone: **604-764-8880**
 Sell Sales Rep 1: 2: 3:
 Owner: ****Privacy Protected** Trung Kien Tran (Peter) & Tue Thi Tran (Barbara)**
 Commission: **3.22% 1ST \$100K + 1.15% BALANCE**
 Occupancy: **Owner**

Realtor **Meas. by Real360Homes. Suite tenanted M/M at \$1400. First viewings at Open house SAT/SUN Sept. 18/19 from 12-2pm. Masks are required**
 Remarks: **for all viewings. Offers, if any, will be reviewed on Tuesday, Sept. 21 at 5pm. email to ahmad.aminzai@gmail.com**

INVESTORS & BUILDERS! This level 33 X 114 corner lot has breathtaking NW views of the North Shore Mountains & city! Spacious home with 3 beds up and a full above-ground 2- bed suite with separate side entrance below. Private yard with lots of fruit trees, large workshop and a 2 car garage with side and back lane access! Walk to Skytrain, 3 minutes drive to Superstore, Walmart, Canadian Tire; 15 minutes to Metrotown; 20 minutes to downtown Vancouver. This home is liveable with a well-laid out main floor, plenty of storage space, and a huge balcony! Don't miss the opportunity to hold or BUILD your DREAM home! Book your private showing today!

