



Presented by:

Kelly Golby

TRG-The Residential Group Rlty

Phone: 604-218-5504

kelly@golby.com



Sold
R2130817

Board: V
House/Single Family

753 E 20TH AVENUE

Vancouver East
Fraser VE
V5V 1N2

Residential Detached

\$1,425,000 (LP)

\$1,340,000 (SP)



Sold Date:	1/23/2017	Frontage (feet):	37.00	Original Price:	\$1,425,000
Meas. Type:	Feet	Bedrooms:	5	Approx. Year Built:	1920
Depth / Size:	122	Bathrooms:	3	Age:	97
Lot Area (sq.ft.):	4,512.00	Full Baths:	3	Zoning:	RS-1
Flood Plain:		Half Baths:	0	Gross Taxes:	\$5,406.12
Rear Yard Exp:				For Tax Year:	2016
Approval Req?:				Tax Inc. Utilities?:	
If new, GST/HST inc?:				P.I.D.:	008-230-617
				Tour:	Virtual Tour URL

View: :

Complex / Subdiv: **FRASER STREET**

Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Partly**
 # of Fireplaces: **1**
 Fireplace Fuel: **Electric**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Fenced Yard**
 Type of Roof: **Other**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: Covered Parking: **0** Parking Access:
 Parking: **None**

Dist. to Public Transit: **1** Dist. to School Bus:
 Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **PL VAP8173 LT X BLK 54 DL 301 LD 36**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 15'			x			x
Main	Kitchen	12'3 x 13'			x			x
Main	Bedroom	11'6 x 11'2			x			x
Main	Bedroom	11' x 11'2			x			x
Main	Master Bedroom	11'2 x 15'2			x			x
Bsmt	Living Room	13'6 x 14'			x			x
Bsmt	Kitchen	13' x 10'			x			x
Bsmt	Bedroom	11'6 x 10'			x			x
Bsmt	Bedroom	11'2 x 10'10			x			x
		x			x			

Finished Floor (Main):	1,060	# of Rooms:	9	Bath		Floor		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	0	# of Kitchens:	2	1	Main	4	No					Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Main	4	No					Workshop/Shed:
Finished Floor (Basement):	900	Suite:		3	Below	4	No					Pool:
Finished Floor (Total):	1,960 sq. ft.	Crawl/Bsmt. Height:		4								Garage Sz:
Unfinished Floor:	0	Beds in Basement: 2	Beds not in Basement: 3	5								Door Height:
Grand Total:	1,960 sq. ft.	Basement: Full		6								
				7								
				8								

Listing Broker(s): **Sotheby's Int'l Realty Canada**

Sotheby's Int'l Realty Canada

Well maintained 5 bedroom, 3 bathroom home in the Fraser community. 3 bedroom up and a 2 bedroom basement suite makes this one a wonderful holding property for investment or future development. Functional floor plan with large bedrooms, hardwood floors, newer roof, updated kitchen and many other updates.