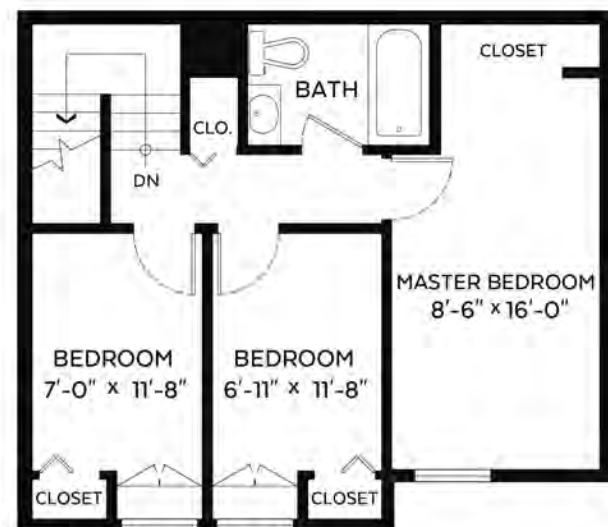


Katayoon Webb
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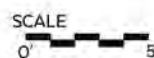
www.katayoonwebb.com homes@katayoonwebb.com

#132 - 3469 E 49th Ave
Vancouver, B.C.

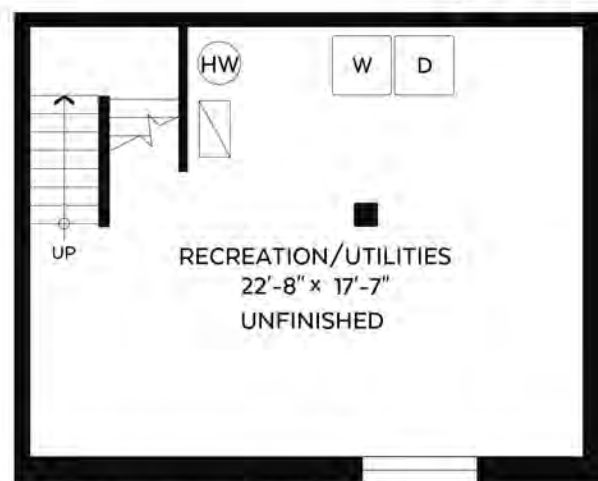
Main Floor:	453 sq.ft.
Upper Floor:	500 sq.ft.
Total:	953 sq.ft.
Unfin. Lower Floor:	439 sq.ft.
Grand Total:	1,392 sq.ft.



Upper Floor Plan
Floor Area: 500 sq.ft.



Main Floor Plan
Floor Area: 453 sq.ft.



Unfinished Lower Floor Plan
Floor Area: 439 sq.ft.



Feature Sheet

132 - 3469 East 49th Avenue, Vancouver
3 beds, 1 bath - Townhouse

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The floor plan is not suitable for architectural/construction, square footage method ANSI Z765 used & is covered under E&O



Feature Sheet

132 - 3469 East 49th Avenue, Vancouver

3 beds, 1 bath - Townhouse



Vancouver, Killarney VE
132 - 3469 East 49th Avenue, V5S 1M3

MLS# R2070364
\$449,800

Residential Attached
Active



Complex/Subdiv:
Frontage: 0.00 Bedrooms: 3 PID: 003-201-619
Depth/Size: Bathrooms: 1 Approx Yr Blt: 1972
Lot Area SqFt: 0 Half Baths: 0
Rear Yard Exp: Full Baths: 1
Taxes: \$1,528 (2015)
Type: Townhouse
View: No

Style of Home: 2 Storey w/Bsmt. Total Parking: 1 Covered Parking: 0
Construction: Frame - Wood Parking Access: Front
Foundation: Concrete Perimeter Parking Facilities: Open,Visitor Parking
Exterior: Wood
Rainscreen: Dist to Public Trans: 1 Dist to School Bus: 1
Type of Roof: Asphalt Possession:
Reno Year: 0 Title to Land: Freehold Strata
Flooring: Mixed,Vinyl/Linoleum Seller's Interest:
Water Supply: City/Municipal
Heat/Fuel: Forced Air
No. of Fireplaces: 0 Property Disclosure: N
Fireplace Fuel: None Outdoor Area: Patio(s)
Locker: Units in Development: 150 Total Units in Strata: 150
Mngmt Co: Property Disclosure: N
Mngmt Ph: Maint Fee: \$240.51

Maint Charge Incl: Management
Legal: PL VAS53 LT 132 DL 339 LD 36
Amenities: In Suite Laundry
Site Influences: Central Location,Recreation Nearby,Shopping Nearby
Features Incl: Clothes Washer/Dryer,Drapes/Window Coverings,Refrigerator,Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 7'8			x			x
Main	Dining Room	6'9 x 8'3			x			x
Main	Living Room	16'9 x 10'1			x			x
Main	Patio	11'1 x 7'11			x			x
Above	Master Bedroom	8'6 x 16'			x			x
Above	Bedroom	6'11 x 11'8			x			x
Above	Bedroom	7' x 11'8			x			x
Below	Recreation Room	22'8 x 17'7			x			x
					x			x
					x			x

Total Floor Area: 1,392 sqft
Total # Rooms: 8
Finished Levels: 3
Basement: Full,Partly Finished
Restricted Age: 4
Pets / Cats; Dogs: 5
Virtual Tour URL: 6
7
8

Fantastic opportunity to own a townhome at this price point below city's assessment in Vancouver! Bring your contractor&renovation ideas & transform this home to a 4 bed, 2 bath townhome in this coveted complex. These hardly ever come on the market and sell quickly. This corner townhome is part of a fourplex building, your patio and parking are just outside your front door and the home is tucked away in the middle of the complex far away from traffic & noise of E49th. It is fully functional, clean and livable as is or can be a great reno project. Walking distance to Skytrain, Central Park, Killarney Secondary, community Ctr, close to Metrotown & Champlain Mall. Sneak preview Thur May 19, 6-7pm. Open Houses Sat & Sun 2:30-4:30pm.

The enclosed information while deemed to be correct, is not guaranteed.
If your home is listed with another broker, this is not intended as a solicitation.

professional real estate photos by pixilink
this feature sheet was made online at www.pixilink.com

Price: \$449,800
Type: Townhouse
Beds: 3
Baths: 1
Built: 1972
Size: 1,392 sqft
Mnt Fee: \$241
Taxes: \$1,528 (2015)

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