



Presented by:
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Active
R2070364

Board: V
Townhouse

132 3469 E 49TH AVENUE

Vancouver East
Killarney VE
V5S 1M3

Residential Attached

\$449,800 (LP)
(SP)



Sold Date:
Meas. Type: **Feet**
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain: **No**
Approval Req?: **No**
Exposure:
If new, GST/HST inc?:
Mgmt. Co's Name:
Mgmt. Co's Phone:
View: **No**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer**

Frontage (feet):
Frontage (metres):
Bedrooms: **3**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**
Maint. Fee: **\$240.51**

Original Price: **\$449,800**
Approx. Year Built: **1972**
Age: **44**
Zoning: **CD-1**
Gross Taxes: **\$1,527.63**
For Tax Year: **2015**
Tax Inc. Utilities?: **No**
P.I.D.: **003-201-619**
Tour: **Virtual Tour URL**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **None**
Fuel/Heating: **Forced Air**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **0**

Total Parking: **1** Covered Parking: **0** Parking Access: **Front**
Parking: **Open, Visitor Parking**
Locker:
Dist. to School Bus: **1**
Total Units in Strata: **150**
Dist. to Public Transit: **1**
Units in Development: **150**
Title to Land: **Freehold Strata**
Seller's Interest: **Registered Owner**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed, Vinyl/Linoleum**

Maint Fee Inc: **Management**
Legal: **PL VAS53 LT 132 DL 339 LD 36**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **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	22'8 x 17'7			x			x
					x			x
					x			x

Finished Floor (Main):	453	# of Rooms:	8	# of Kitchens:	1	# of Levels:	3	Bath	1	Floor	Above	# of Pieces	4	Ensuite?	No	Outbuildings
Finished Floor (Above):	500	Crawl/Bsmt. Height:						2								Barn:
Finished Floor (Below):	0	Restricted Age:						3								Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		4								Pool:
Finished Floor (Total):	953 sq. ft.	# or % of Rentals Allowed:	0	Bylaw Restrict:	Pets Allowed w/Rest., Rentals Not Allowed				5							Garage Sz:
Unfinished Floor:	439	Basement:	Full, Partly Finished					6								Door Height:
Grand Total:	1,392 sq. ft.							7								
								8								

Listing Broker(s): **RE/MAX Crest Realty Westside**

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.