



Presented by:
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Active
R2046257

Board: V
House/Single Family

2605 KAMLOOPS STREET

Vancouver East
Renfrew VE
V5M 3A6

Residential Detached

\$1,688,888 (LP)

(SP)



Sold Date:	Frontage (feet):	50.00	Original Price: \$1,688,888
Depth / Size (ft.):	Bedrooms:	8	Approx. Year Built: 1968
Lot Area (sq.ft.):	Bathrooms:	3	Age: 48
Flood Plain: No	Full Baths:	2	Zoning: RS1
Rear Yard Exp:	Half Baths:	1	Gross Taxes: \$4,873.45
Approval Req?:			For Tax Year: 2015
If new, GST/HST inc?:			Tax Inc. Utilities?: Yes
			P.I.D.: 014-945-606
			Tour: Virtual Tour URL

View: :
Complex / Subdiv: **RENFREW**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Torch-On**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double, Open**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Seller's Interest: **Registered Owner**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Mixed, Tile**

Legal: **PL VAP1187 LT 7 BLK 4 DL THSL LD 36 SEC 34**

Amenities: **Garden**

Site Influences: **Central Location, Private Setting, Shopping Nearby**

Features: **Clothes Washer, Drapes/Window Coverings, Freezer, Garage Door Opener, Refrigerator, Smoke Alarm, Stove, Vaulted Ceiling**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'9 x 18'6	Below	Kitchen	16'9 x 9'1			x
Main	Kitchen	10'2 x 10'	Below	Living Room	11'5 x 10'5			x
Main	Dining Room	10'11 x 10'1	Below	Bedroom	13'5 x 9'4			x
Main	Eating Area	7'7 x 9'7	Below	Bedroom	9'11 x 7'1			x
Main	Master Bedroom	12'7 x 13'3	Below	Recreation	14'4 x 11'10			x
Main	Bedroom	11'2 x 9'7	Below	Foyer	8'7 x 9'8			x
Main	Bedroom	12'8 x 9'7	Below	Laundry	12'4 x 13'8			x
Below	Master Bedroom	11'9 x 12'10	Above	Patio	19'7 x 20'2			x
Below	Bedroom	14'8 x 7'3						x
Below	Bedroom	10' x 14'9						x

Finished Floor (Main):	1,281	# of Rooms: 18	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,356	# of Kitchens: 2	1	Above	2	Yes	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Unauthorized Suite	3	Main	3	No	Pool:
Finished Floor (Total):	2,637 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0 Beds not in Basement: 8	5				Door Height:
Grand Total:	2,637 sq. ft.	Basement: Fully Finished	6				
			7				
			8				

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

Incredible corner lot 50X128, 6400 sqft ready for your renovation ideas or a complete new build with a lane way home! This one owner home Vancouver Special has been well cared for over the years. 3 large bedrooms up and master with a two piece en-suite. Very large south facing deck off the kitchen, double garage, and a huge south facing yard ready for a great vegetable garden. Below offers a self contained suite with 2/3 more bedrooms depending on how you would like to set it up. First showing at preview on Thursday March 17, 6-7pm. Open house Sunday March 20, 1-4pm.