



Presented by:

Kelly Golby

TRG-The Residential Group Rlty

Phone: 604-218-5504

kelly@kellygolby.com

**Active**
R2167964Board: V
House/Single Family**1726 E 33RD AVENUE**

Vancouver East

Victoria VE

V5N 3E2

Residential Detached

\$1,200,000 (LP)

(SP)



Sold Date:	Frontage (feet):	33.00	Original Price: \$1,200,000
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 1950
Depth / Size: 98.02	Bathrooms:	1	Age: 67
Lot Area (sq.ft.): 3,235.00	Full Baths:	1	Zoning: RS-1
Flood Plain: No	Half Baths:	0	Gross Taxes: \$3,643.99
Rear Yard Exp: South			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 009-502-785
			Tour:

View: **Yes: PARTIAL NORTH SHORE**

Complex / Subdiv:

Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**

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

Reno. Year: **2010**
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: **2** Covered Parking: **1** Parking Access: **Lane, Rear**
 Parking: **Carport; Single**

Dist. to Public Transit: **0.5 BLK** Dist. to School Bus: **0.5 BLK**
 Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **Yes: Wall mounted speakers and TV. Table Vice in Garage.**
 Floor Finish: **Wall/Wall/Mixed**

Legal: **PL VAP4197 LT 5 BLK 1 DL 703 LD 36 PART W 1/2 GROUP 1 EXC THE N 7 FT & THE S 2.5 FT**Amenities: **In Suite Laundry, Playground**

Site Influences: **Central Location, Paved Road, Private Yard, Recreation Nearby, Shopping Nearby, Treed**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	17'4 x 13'			x			x
Main	Master Bedroom	11'11 x 11'2			x			x
Main	Bedroom	11'11 x 9'5			x			x
Main	Living Room	16'6 x 13'			x			x
Main	Porch (enclosed)	5'6 x 5'			x			x
Below	Other	25' x 33'10			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

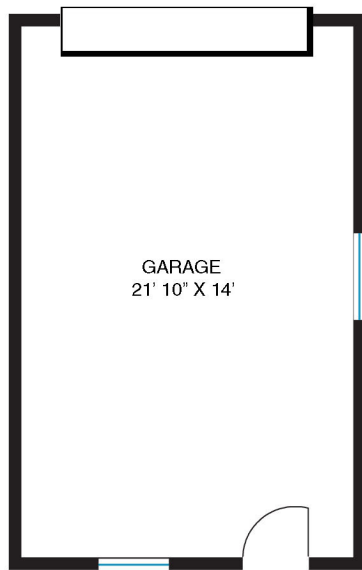
Finished Floor (Main):	885	# of Rooms:	6	Bath		Floor	Main	# of Pieces	4	Ensuite?	No	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1								Barn:
Finished Floor (Below):	0	# of Levels:	2	2								Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3								Pool:
Finished Floor (Total):	885 sq. ft.	Crawl/Bsmt. Height:		4								Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 2	5								Door Height:
Unfinished Floor:	885	Basement: Unfinished		6								
Grand Total:	1,770 sq. ft.			7								
				8								

Listing Broker(s): **TRG-The Residential Group Rlty**

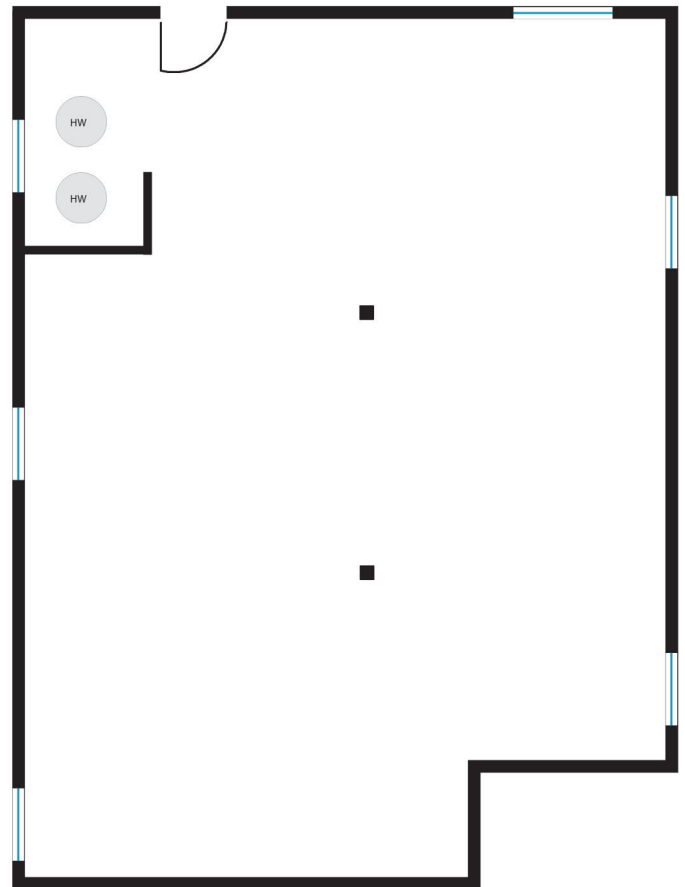
Centrally located house in Kensington Cedar Cottage. The upstairs was renovated in 2010 with real hardwood floors, polished concrete countertops, solid wood cabinets and marble tiles. Plumbing, hot water tank and electrical also updated and includes radiant in-floor heating. The basement is completely undeveloped and needs your renovating touch. Opportunity to add a mortgage helper and extend the living space downstairs. This property needs some TLC but has a newer metal roof and good bones. Possibility to add another floor or build a new 2300 sqft house with a laneway home.

1726 EAST 33RD AVE.

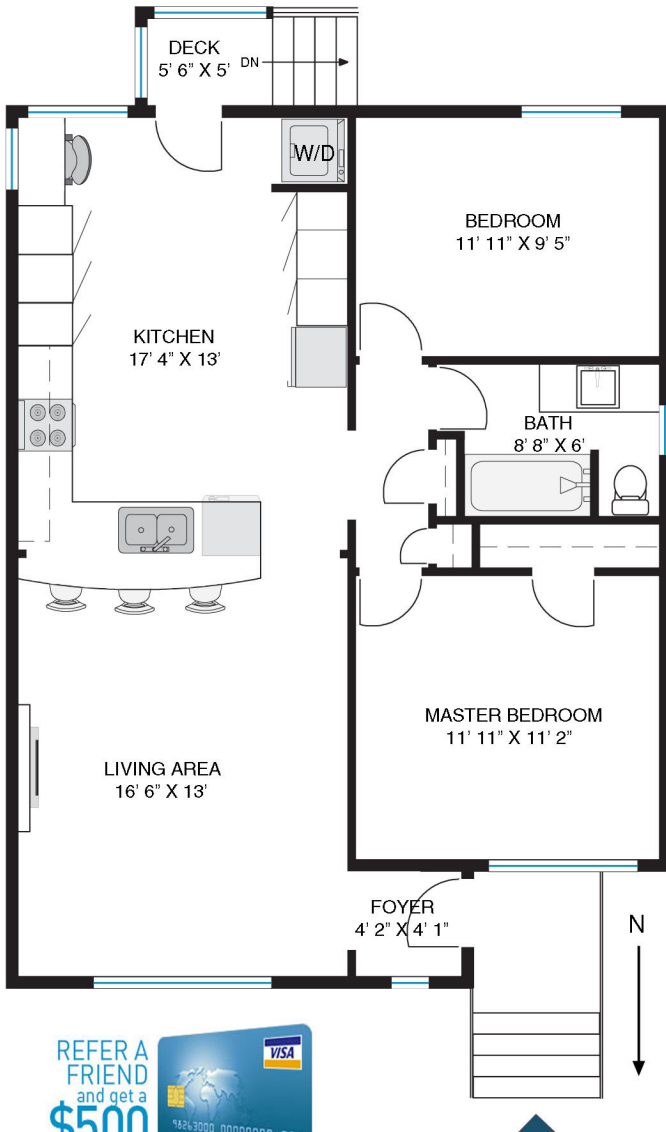
GARAGE



GROUND FLOOR



MAIN FLOOR



MAIN FLOOR: 885 SQ.FT.
GROUND FLOOR
(UNFINISHED): 885 SQ.FT.
TOTAL: 1770 SQ.FT.
GARAGE: 305 SQ.FT.



The floor plan illustration shown is an approximation of existing structures and features and is provided for convenience and marketing purposes only with the permission of the seller. This was not drawn by a professional architect and cannot be a substitute for architectural drawings. All measurements are approximate and not guaranteed to be exact or to scale. Buyer should confirm measurements using their own sources prior to purchasing or writing an offer to purchase. Not for use with appraisal/assessment

