



Presented by:
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Active
R2398136
 Board: V
 House/Single Family

2331 E 6TH AVENUE
 Vancouver East
 Grandview Woodland
 V5N 1R4

Residential Detached
\$1,899,000 (LP)
 (SP)  



Sold Date: Frontage (feet): **33.00** Original Price: **\$1,899,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1924**
 Depth / Size: **122.00** Bathrooms: **3** Age: **95**
 Lot Area (sq.ft.): **4,026.00** Full Baths: **3** Zoning: **RS1**
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$6,979.09**
 Rear Yard Exp: **North** For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **014-423-715**
 Tour:

View: **Yes: Partial Mountain View**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Addition, Partly** Reno. Year: **2010**
 # of Fireplaces: **1** R.I. Plumbing: **No**
 Fireplace Fuel: **Natural Gas** R.I. Fireplaces:
 Water Supply: **City/Municipal** Metered Water: **N**
 Fuel/Heating: **Forced Air, Heat Pump, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **1** Parking Access: **Rear**
 Parking: **DetachedGrge/Carport, Open**
 Dist. to Public Transit: **1 blk** Dist. to School Bus: **1 blk**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT R, BLOCK 149, PLAN VAP1857, DISTRICT LOT 264A, NEW WESTMINSTER LAND DISTRICT, OF LOT B**

Amenities: **Guest Suite, Shared Laundry**

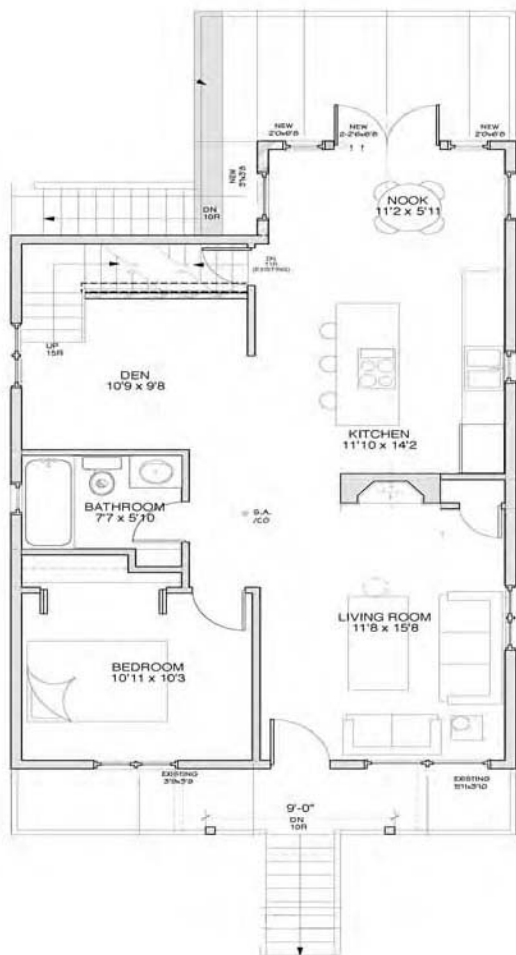
Site Influences: **Central Location, Lane Access, Paved Road, Private Yard, Recreation Nearby, Treed**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Oven - Built In, Security System, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'8 x 11'8	Above	Patio	10' x 10'			x
Main	Kitchen	11'10 x 14'2	Below	Laundry	14' x 6'			x
Main	Dining Room	11'2 x 5'11	Below	Kitchen	10' x 11'			x
Main	Bedroom	10'11 x 10'3	Below	Bedroom	11'6 x 9'			x
Main	Flex Room	10'9 x 9'8	Below	Den	10'4 x 9'6			x
Main	Patio	8'1 x 14'			x			x
Above	Office	7'4 x 7'			x			x
Above	Bedroom	9' x 10'			x			x
Above	Bedroom	9' x 10'			x			x
Above	Master Bedroom	12' x 12'2			x			x

Finished Floor (Main):	895	# of Rooms:	15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	650	# of Kitchens:	2	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels:	3	2	Above	5	No	Workshop/Shed:
Finished Floor (Basement):	888	Suite: Legal Suite		3	Below	4	No	Pool:
Finished Floor (Total):	2,433 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 5	5				Grg Dr Ht:
Grand Total:	2,433 sq. ft.	Basement: Full		6				
				7				
				8				

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

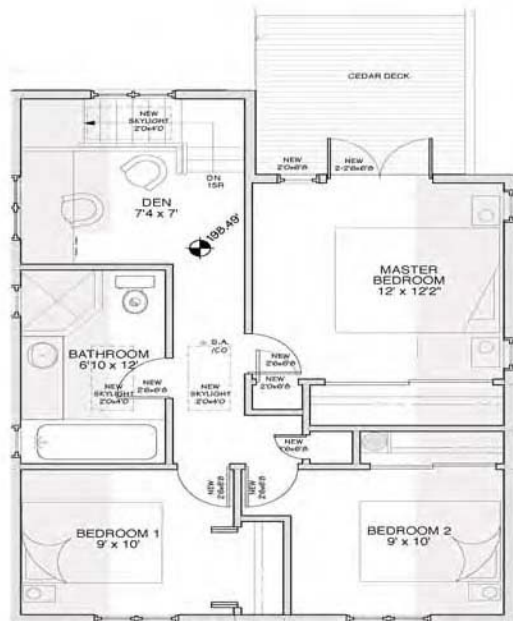
This beautifully updated character home with a lush garden is perched up off the street with peekaboo mountain views. Renovated down to the studs in 2009, with a third floor added in 2010, this great family home has been tastefully & completely redone w/ permits. The main flr boasts a lrg living room, connected to a lrg chef's kitchen with s/s appliances, stone countertops, a big pantry, heated floors, an island great for entertaining, & a spare rm/guest bed. French doors lead off the kitchen to a lrg deck that overlooks your garden space perfect for summer bbq's! Up has the 3 bdrms w/ custom closets, a full bath, deck and an office space. On the ground floor there is a sound proofed legal 1 Bed + Den suite that was fully updated in 2018 and is currently rented to great tenants.



Main Floor
Approximately 900 Sqft



Second Floor
Approximately 650 Sqft



Basement Level
Approximately 860 Sqft