

Bright and Spacious!



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Welcome to

3095 EAST 45TH AVENUE • VANCOUVER

Updated Kitchen!



This version of the floor plan is for marketing purposes only.

Please contact Julia Tran, 604-897-6889, for specifications.

This communication is not intended to cause or induce breach of an existing agency agreement.



eXp Realty · 1500 - 701 West Georgia Street, Vancouver, BC V7Y 1G5



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Active
R2576625
 Board: V
 House/Single Family

3095 E 45TH AVENUE
 Vancouver East
 Killarney VE
 V5R 3C8

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



Sold Date:
 Meas. Type: **Feet**
 Depth / Size: **112**
 Lot Area (sq.ft.): **3,963.00**
 Flood Plain: **No**
 Rear Yard Exp:
 Council Apprv?:
 If new, GST/HST inc?:

Frontage (feet): **34.84**
 Bedrooms: **4**
 Bathrooms: **4**
 Full Baths: **3**
 Half Baths: **1**

Original Price: **\$1,899,000**
 Approx. Year Built: **1989**
 Age: **32**
 Zoning: **RS-1**
 Gross Taxes: **\$5,251.55**
 For Tax Year: **2020**
 Tax Inc. Utilities?: **No**
 P.I.D.: **011-381-175**
 Tour: **Virtual Tour URL**

View: **No**
 Complex / Subdiv:
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Baseboard**
 Outdoor Area: **Balcony(s) Patio(s) Dck(s), Patio(s), Sundeck(s)**
 Type of Roof: **Tile - Composite**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 Metered Water:

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane, Rear**
 Parking: **Garage; Double**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata**
 Dist. to School Bus:
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Mixed, Tile**

Legal: **LOT 8 BLOCK 16 PLAN VAP2631 DISTRICT LOT 50 LAND DISTRICT 1LAND DISTRICT 36 EXC N 8' NOW LANE, OF LOT 2**

Amenities:
 Site Influences: **Central Location, Lane Access, Paved Road, Private Setting, Recreation Nearby, Treed**
 Features: **CltWhsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'11" x 13'1"	Above	Bedroom	15'11" x 9'6"			x
Main	Eating Area	9'10" x 8'7"	Below	Bedroom	11'0" x 8'8"			x
Main	Kitchen	11'11" x 9'6"	Below	Living Room	11'2" x 8'2"			x
Main	Dining Room	11'11" x 8'7"	Below	Kitchen	9'9" x 5'6"			x
Main	Family Room	11'11" x 10'0"	Below	Laundry	12'10" x 6'11"			x
Main	Foyer	7'11" x 5'11"						x
Main	Patio	16'0" x 6'0"						x
Above	Master Bedroom	15'00" x 13'0"						x
Above	Walk-In Closet	8'10" x 5'10"						x
Above	Bedroom	11'3" x 10'5"						x

Finished Floor (Main):	997	# of Rooms:15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	938	# of Kitchens: 2	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels: 3	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	417	Suite:	3	Above	4	No	Pool:
Finished Floor (Total):	2,352 sq. ft.	Crawl/Bsmt. Height:	4	Below	4	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5				Grg Dr Ht:
Grand Total:	2,352 sq. ft.	Basement: Fully Finished, Separate Entry	6				
		Beds not in Basement: 4	7				
			8				

Listing Broker(s): **eXp Realty**

The corner lot property in a desirable Killarney area! Features include: 4 bedrooms, 4 bathrooms, large living room surrounded with windows bring in delightful natural sunlight, en-suite master barroom with large walk in closet, a connection from family room through a French glass door to the covered patio, a lovely gardening plants and flowers in the front. Also veggie and herbs in the back yard. Many upgraded interior in kitchen, bathrooms, granite, tile and laminate flooring, doors, new chandelier, skylight. One bedroom suite downstairs has new kitchen cabinet. Walking distance to secondary and elementary school, community center, groceries, banks and restaurants. Double garage through the back lane. Showing by appointment. Sat May 8th & Sun May 9th @ 2:00-4:00. Offer Mon May 10 @5pm



TOTAL FINISHED / FLOOR AREA: 2442 SQ.FT.
 MAIN HOUSE: 2031 SQ.FT.
 GUEST SUITE: 411 SQ.FT.

OTHER AREA(S)
 GARAGE: 445 SQ.FT.
 PATIO: 369 SQ.FT.*
 DECK(S): 308 SQ.FT.*
 CRAWL SPACE: 285 SQ.FT.*

