



Presented by:
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Vancouver East, Main Residential Detached
82 E KING EDWARD AV, V5V 2B9 MLS# V976639 **Active**



List Price: \$818,888 Previous Price:
 Original Price: \$818,888
 Complex/Subdiv: MAIN STREET
 Frontage: 25.00 ft Bedrooms: 5 PID: 014-606-453
 Depth/Size: 107 Bathrooms: 2 Type: House/Single Family
 Lot Area SqFt: 2,675 Full Baths: 2 Approx Yr Blt: 1910
 Rear Yard Exp: S Half Baths: 0 Age at List Date: 102
 Meas Type: Feet If New GST/HST Incl: Taxes: \$3,644 (2012)
 Flood Plain: Zoning: RS-7
 View:
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Style of Home: 3 Storey	Total Parking:	Covered Parking:
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: None	
Exterior: Wood		
Rainscreen:	R/I Plumbing:	Dist to Public Trans: 1 Dist to School Bus: 2
Type of Roof: Asphalt	Reno Year:	Possession:
Renovations: Partly		Title to Land: Freehold NonStrata
Flooring: Mixed, Tile, Softwood		Seller's Interest: Registered Owner
Water Supply: City/Municipal		Mortgage Info: \$0
Heat/Fuel: Natural Gas		
No. of Fireplaces: 0	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel:		Out Buildings:
Outdoor Area: Balcony(s); Patio(s) or Deck(s), Fenced Yard, N		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL VAP1483 LT 17 BLK 1 DL 631 LD 36 OF LOT 1, TO BLK 9 & BLKS 12 TO 14.
 Amenities: Garden, Shared Laundry, Storage
 Site Influences: Central Location, Private Yard, Recreation Nearby, Shopping Nearby
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 12'8	Below	Bedroom	9'9 X 9'			X
Main F.	Kitchen	16'11 X 8'5	Below	Bedroom	9'7 X 8'11			X
Main F.	Dining	11'4 X 8'1	Below	Laundry	11'1 X 6'2			X
Main F.	Bedroom	13'8 X 7'7	Below	Storage	14'1 X 5'8			X
Main F.	Bedroom	7'7 X 7'7	Below	Storage	11'2 X 6'10			X
Main F.	Patio	13'9 X 5'9	Below	Storage	7'6 X 6'6			X
Above	Master Bedroom	27'1 X 14'5			X			X
Above	Storage	17'11 X 5'5			X			X
Below	Living Room	10'8 X 8'5			X			X
Below	Kitchen	9'10 X 8'5			X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 759	Total # Rooms: 16	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 374	# Kitchens: 2	2 4 Piece; Ensuite: N; Level: Below
Finished Floor Down: 601	Finished Levels: 3	3
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	4
Total Finished Floor SqFt: 1,734	Basement Area: Fully Finished, Separate Entry	5
Unfinished Floor: 0	Suite: Unauthorized Suite	6
Grand Total Floor Area: 1,734		7
		8

Listing Broker(s): RE/MAX Crest Westside (VanW7)
 West of Main Character House. With 1650 SqFt of living space over 3 levels- this 4 bed & den, 2 bath home is a terrific buy. Located in the Wolfe School catchment, close to Hillcrest Park and a short stroll to the Canada Line. Loads of features including stained glass windows, fir floors, original doors, hardware, windows & mouldings. Updates include a new roof, hot water tank and finished 3rd level with skylights & storage. Enjoy open concept living, which continues through the kitchen & dining area to the rear deck. Own this beautiful character home for the price of a townhouse and reduce your payments by \$1100/month with the mortgage helper. Much more info, photos & floorplans at realtor's website.