

770 EAST 32ND AVENUE VANCOUVER

OPEN HOUSE Jan 16th SAT 2-330PM



\$848,800

It doesn't get much better than this!!! 3 bedrooms up; 2 bedroom suite down and great workspace with heat, plumbing, internet etc in detached garage...all in fabulous Fraser location. Large 44 x 112 landscaped view property with south facing backyard for entertaining or family use. Hardwood floors, new kitchen and bath. Great house in a great neighbourhood!

moving up to the eastside...
possibilities are endless
Patricia Houlihan
PERSONAL REAL ESTATE CORPORATION



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

Presented by:
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Vancouver East, Fraser VE **MLS# V803670** Residential Detached
770 E 32ND AV, V5V 2Y6 **Active**



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List Price: **\$848,800**

Complex/Subdiv:

Frontage: 43.87 ft	Bedrooms: 5	PID: 009-673-032
Depth/Size: 111.9	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 4909.00	Full Baths: 2	Approx Yr Blt: 1957
Rear Yard Exp:	Half Baths: 1	Age at List Date: 53
Meas Type: Feet	If New GST Incl:	Taxes: \$3,555 (2009)
Flood Plain:	Zoning: RS1	

View: **Y - NORTH SHORE MOUNTAINS**
 Serv. Connected: **Electricity, Natural Gas, Water, Sanitary Sewer**

Style of Home: 2 Storey, Rancher/Bungalow w/Bsmt.	Total Parking: 3	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Rear	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double	
Exterior: Stucco, Vinyl		
Rainscreen:	R/I Plumbing:	Dist to Public Trans: 1blk
Type of Roof: Asphalt		Dist to School Bus: 2blk
Renovations: Partly	Reno Year:	Possession:
Flooring: Hardwood, Vinyl/Linoleum, Other		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Forced Air, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Wood		Out Buildings: /Workshop Sz: 23'x28'
Outdoor Area: Fenced Yard, Patio(s) & Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: **PL 9364 LD 36 LOT A OF 5 TO 12 & 43 TO 64 BLK 2 DL 391 & 392 PLN**

Amenities:

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

Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Security - RI**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17' X 13'			X			X
Main F.	Kitchen	11' X 9'9"			X			X
Main F.	Eating Area	9'8" X 6'			X			X
Main F.	Master Bedroom	12' X 10'2"			X			X
Main F.	Bedroom	10'2" X 8'4"			X			X
Main F.	Bedroom	10'2" X 9'			X			X
Below	Living Room	15' X 13'			X			X
Below	Kitchen	15' X 7'8"			X			X
Below	Bedroom	12' X 9'			X			
Below	Bedroom	12'8" X 11'2"			X			

Floor Area (SqFt):		Total # Rooms:	10	Bathrooms:	
Main Floor Area SqFt:	965	# Kitchens:	2	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	Finished Levels:	2	2	3 Piece; Ensuite: N; Level: Below
Finished Floor Down:	0	Crawl/Bsmt Height:		3	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Bsmt SqFt:	965	Basement Area:	Full, Fully Finished, Separate Entry	4	
Total Finished Floor SqFt:	1,930			5	
				6	
Unfinished Floor:	0	Suite:		7	
Grand Total Floor Area:	1,930			8	

Listing Broker(s): **Macdonald Realty Ltd.**

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