

Presented by:
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Richmond, West Cambie

MLS# V1019934

Residential Detached

3440 REGINA AV, V6X 3P1

Active



List Price: \$848,000

Complex/Subdiv:

Frontage:	0.00 ft	Bedrooms:	3	PID:	017-779-171
Depth/Size:		Bathrooms:	4	Type:	House/Single Family
Lot Area SqFt:	4098.00	Full Baths:	3	Approx Yr Blt:	1994
Rear Yard Exp:	E	Half Baths:	1	Age at List Date:	19
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$3,435 (2013)
Flood Plain:		Zoning:	RS1/B		
View:	Y - PARK				
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer, Water				

Style of Home:	2 Storey	Total Parking:	4	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Slab	Parking Facilities:	Garage; Double		
Exterior:	Stucco, Wood				
Rainscreen:		R/I Plumbing:		Dist to School Bus:	
Type of Roof:	Asphalt	Possession:			
Renovations:	Partly	Reno Year:		Title to Land:	Freehold NonStrata
Flooring:	Wall/Wall/Mixed	Seller's Interest:			Registered Owner
Water Supply:	City/Municipal	Mortgage Info:			\$0
Heat/Fuel:	Hot Water, Radiant				
No. of Fireplaces:	2	R/I Fireplaces:		Property Disclosure:	Y
Fireplace Fuel:	Gas - Natural, Wood			Out Buildings:	
Outdoor Area:	Patio(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:					

Legal: PL LMP4453 LT 1 BLK 5N LD 36 SEC 27 RNG 6W

Amenities:

Site Influences: Central Location, Greenbelt, Recreation Nearby, Shopping Nearby

Features Incl: Air Conditioning, Clothes Washer/Dryer/Fridge/Stove/DW, Garage Door Opener, Security System

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17'6" X 15'7"			X			X
Main F.	Kitchen	15'6" X 13'4"			X			X
Main F.	Dining	12'7" X 10'			X			X
Main F.	Eating Area	12'7" X 7'6"			X			X
Main F.	Family Room	17'3" X 12'9"			X			X
Main F.	Laundry	7'10" X 6'			X			X
Above	Master Bedroom	16'3" X 14'6"			X			X
Above	Bedroom	14'3" X 14'3"			X			X
Above	Bedroom	12'7" X 11'			X			
		X			X			

Floor Area (SqFt):

Main Floor Area SqFt: 1,201

Finished Floor Up SqFt: 1,050

Finished Floor Down: 0

Finished Floor Bsmt SqFt: 0

Total Finished Floor SqFt: 2,251

Total # Rooms: 9

Kitchens: 1

Finished Levels: 2

Crawl/Bsmt Height:

Basement Area: None

Suite:

Bathrooms

1 2 Piece; Ensuite: N; Level: Main F.

2 5 Piece; Ensuite: Y; Level: Above

3 3 Piece; Ensuite: Y; Level: Above

4 3 Piece; Ensuite: Y; Level: Above

5

6

7

8

Unfinished Floor: 0

Grand Total Floor Area: 2,251

Listing Broker(s): RE/MAX Margaret Leung Realty

Well maintained family home backs onto park. Recent renovations including new roof, exterior paint, exterior doors, fence, etc. Main floor offers high ceiling living room, kitchen with eating area and spacious family room opens to sunny backyard overlooking the park. 3 large bedrooms up all with ensuites. Features radiant floor heat, air-conditioning, storage shed, etc. Desirable quiet Oaks subdivision. Close to shopping, school and public transit. Perfect for those looking for well laid out accommodation and a backyard with plenty of space for the kids to play. A rare find.