

Presented by:
Margaret Leung
 Re/Max Margaret Leung Realty
 Phone: 604-263-2823
 Email: mleun22@telus.net
 Website: margaretleungrealty.com

Vancouver East, South Vancouver Residential Detached
7747 - 7749 MAIN ST, V5X 3K4 **MLS# V1054151** **Active**



List Price: \$899,000

Complex/Subdiv:

Frontage: 33.00 ft	Bedrooms: 6	PID: 013-468-103
Depth/Size: 110	Bathrooms: 4	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 4	Approx Yr Blt: 1992
Rear Yard Exp: W	Half Baths: 0	Age at List Date: 22
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$4,604 (2013)
Flood Plain:	Zoning: RT-2	

View:
 Serv. Connected: Electricity, Sanitary Sewer, Water

Style of Home: 2 Storey	Total Parking: 3	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Lane	
Foundation: Concrete Slab	Parking Facilities: Garage; Double	
Exterior: Mixed		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Other		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: Wall/Wall/Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Hot Water		Mortgage Info: \$0
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure: N - RENTAL PROPERTY
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: Patio(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL VAP2259 LT 5 BLK 1 DL 322 LD 36 GROUP 1, EXC E 10 FT NOW ROAD, & BLK 2.

Amenities:

Site Influences: Central Location, Shopping Nearby

Features Incl: Clothes Washer/Dryer, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 11'9	Above	Bedroom	10'5 X 9'2			X
Main F.	Kitchen	20' X 9'3	Above	Bedroom	9' X 9'			X
Main F.	Dining	12' X 11'9			X			X
Main F.	Master Bedroom	11'5 X 10'5			X			X
Main F.	Bedroom	10'5 X 9'2			X			X
Main F.	Bedroom	9' X 9'			X			X
Above	Living Room	13' X 11'9			X			X
Above	Kitchen	20' X 9'3			X			X
Above	Dining	12' X 11'9			X			X
Above	Master Bedroom	11'5 X 10'5			X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,157	Total # Rooms: 12	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 1,157	# Kitchens: 2	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Down: 0	Finished Levels: 2	3 4 Piece; Ensuite: N; Level: Above
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4 4 Piece; Ensuite: N; Level: Above
Total Finished Floor SqFt: 2,314	Basement Area: None	5
		6
Unfinished Floor: 0	Suite:	7
Grand Total Floor Area: 2,314		8

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

Great investment opportunity. Up and down Duplex with separate entrance and meters. Long term tenant at \$1,200 & \$1,150 per month on month-to-month tenancy. Shared laundry. Central location close to school, transit and Superstore. Well priced.