



Presented by:
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Active **766 E 38TH AVENUE** Residential Detached
R2817564 Vancouver East **\$2,068,000** (LP)
 Board: V Fraser VE (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,068,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1984**
 Frontage(feet): **33.00** Bathrooms: **3** Age: **39**
 Frontage(metres): **10.06** Full Baths: **3** Zoning: **RS-1**
 Depth / Size: **122** Half Baths: **0** Gross Taxes: **\$7,160.17**
 Lot Area (sq.ft.): **4,026.00** Rear Yard Exp: **South** For Tax Year: **2022**
 Lot Area (acres): **0.09** P.I.D.: **014-288-877** Tax Inc. Utilities?: **No**
 Flood Plain:
 View: :
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey** Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
 Construction: **Frame - Wood** Parking: **Garage; Double**
 Exterior: **Mixed** Driveway Finish:
 Foundation: **Concrete Slab** Dist. to Public Transit: **1 Block** Dist. to School Bus: **1 Block**
 Renovations: **Partly** Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 # of Fireplaces: **2** R.I. Fireplaces: Reno. Year: Property Disc.: **Yes**
 Fireplace Fuel: **Electric, Wood** Rain Screen: Fixtures **No** :
 Fuel/Heating: **Forced Air, Natural Gas** Metered: Fixtures Rmvd: :
 Outdoor Area: **Balcony(s), Sundeck(s)** R.I. Plumbing: Floor Finish: **Laminate, Mixed**
 Type of Roof: **Torch-On**

Legal: **LOT 24, BLOCK 6, PLAN VAP1797, DISTRICT LOT 667, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**
 Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,450	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	13'11 x 24'7			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'8 x 10'1			x	Main 4
Finished Floor (Below):	989	Main	Kitchen	18'7 x 10'1			x	Main 5
Finished Floor (Basement):	0	Main	Primary Bedroom	11' x 14'			x	Below 4
Finished Floor (Total):	2,439 sq. ft.	Main	Bedroom	9'10 x 10'6			x	
Unfinished Floor:	0	Main	Bedroom	9'6 x 10'6			x	
Grand Total:	2,439 sq. ft.	Below	Living Room	12'11 x 16'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Kitchen	12'10 x 10'9			x	
		Below	Bedroom	10'1 x 12'10			x	
		Below	Bedroom	9'10 x 9'6			x	
		Below	Foyer	9'7 x 7'8			x	
		Below	Laundry	8'3 x 10'9			x	
				x			x	

Suite: **Unauthorized Suite** Manuf Type: Registered in PAD Rental:
 Basement: **None** MHR# CSA/BCE: Maint. Fee:
 Crawl/Bsmt. Height: # of Levels: **2** ByLaw
 # of Kitchens: **2** # of Rooms: **12**

Listing Broker(s): **RE/MAX Real Estate Services**

A large family home in the sought after Fraser neighborhood within walking distance to Sir Alexander MacKenzie Elementary School. Upper floor has vaulted ceiling living room, spacious kitchen and eating area with access to southern back deck; master bedroom + 2 other bedrooms. Garden level has a 2 bedroom self contained suite with it's own laundry. Attached 2 car garage with storage space. Upgrades by previous owner include new roof (2021); hot water tank (2019); renovated kitchen with newer appliances (2017); electrical panel (2011). Recent upgrades in 2021 include new set of laundry up; new paint up; garage door opener etc. Best value. Viewings by appointment only. Up Tenant has 3 cats.