

R2477653
House/Single Family

2766 E PENDER STREET
Vancouver
Renfrew VE
V5K 2B8

Residential Detached
\$2,628,888 (LP)



Depth/Size (ft.): **155** Frontage (ft.): **33.00** Approx. Yr Built: **2013**
 Lot Area (sq.ft.): **5,115.00** Bedrooms: **5** Age: **7**
 Flood Plain: **No** Bathrooms: **4** Zoning: **RS-1**
 Rear Yard Exp: **South** Full Baths: **4** Gross Taxes: **\$5,832.75**
 Half Baths: **0** For Tax Year: **2020**
 P.I.D.: **015-312-941**

View:
Complex / Subdiv:
Services Connected: **Electricity,Natural Gas,Sanitary Sewer,Water**

Style of Home: **2 Storey w/Bsmt.,Basement Entry**
 Construction: **Frame - Wood**
 Exterior: **Other,Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **3**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Radiant**
 Outdoor Area: **Balcony(s),Fenced Yard,Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: Parking Access: **Rear**
 Parking: **Open**
 Dist. to Transit: Dist to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood**

Legal: **LOT 11, BLOCK 73, PLAN VAP395, DISTRICT LOT THSL, NEW WESTMINSTER LAND DISTRICT**
 Amenities:
 Site Influences: **Lane Access,Private Yard,Shopping Nearby**
 Features: **Air Conditioning,ClthWsh/Dryr/Frdg/Stv e/DW,Hot Tub Spa/Swirlpool,Security System,Smoke Alarm,Sprinkler - Fire,Sprinkler - Inground,Vacuum - Built In,Wet Bar,Wine Cooler**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'8 x 19'5	Bsmt	Eating Area	15'5 x 10'5			x
Main	Dining Room	10'5 x 16'5	Bsmt	Kitchen	16'5 x 8'10			x
Main	Kitchen	23'4 x 15'2	Bsmt	Bedroom	8'8 x 11'10			x
Main	Office	9'9 x 11'5	Bsmt	Bedroom	10'3 x 11'10			x
Above	Master Bedroom	14'9 x 13'1			x			x
Above	Bedroom	11'5 x 11'0			x			x
Above	Bedroom	11'6 x 10'8			x			x
Above	Laundry	8'8 x 5'9			x			x
Above	Walk-In Closet	9'0 x 5'3			x			
Bsmt	Family Room	21'1 x 13'1			x			

Finished Floor (Main):	1,097	# of Rooms:	14	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,097	# of Kitchens:	2	1	Main	4	No
Finished Floor (Below):	1,101	# of Levels:	3	2	Above	4	Yes
Finished Floor (Basement):	0	Suite:	Unauthorized Suite	3	Above	4	No
Finished Floor (Total):	3,295 sq. ft.	Crawl/Bsmt. Height:		4	Below	3	No
Unfinished Floor:	0	Beds in Bsmt.:	2	5			
Grand Total:	3,295 sq. ft.	Basement:	Full	6			
		Beds not in Bsmt.:	3	7			
				8			

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

Must see this custom-built gem on a 5,000+ sqft lot in the desirable Hasting Village! Bright and spacious - hardwood floors throughout. Home office/bedroom on main. Chef's kitchen with granite counters, European appliances featuring a 60" gas range, 36" Subzero fridge, steam oven, wine cooler and an espresso maker. Sip coffee on your south-facing patio, or take a swim in the endless pool spa. Peaceful rest awaits you in the grand master bedroom with beautiful fireplace. Plenty of space to entertain in the media rooms downstairs, with a built-in bar and Sonos surround sound system. 2 bedroom suite in the basement. Best location, just minutes from the PNE, Second Narrows Bridge, Hwy 1, Hastings Village shopping, Our Lady of Sorrows Elementary and Notre Dame Secondary. Open house Aug 1, 2-4pm