

R2527931
House/Single Family

1319 E 36TH AVENUE
Vancouver
Knight
V5W 1E1

Residential Detached
\$1,788,000 (LP)



Depth/Size (ft.): **113** Frontage (ft.): **33.09** Approx. Yr Built: **1961**
 Lot Area (sq.ft.): **3,739.19** Bedrooms: **4** Age: **60**
 Flood Plain: Bathrooms: **3** Zoning: **RS-1**
 Rear Yard Exp: Full Baths: **3** Gross Taxes: **\$5,664.43**
 Half Baths: **0** For Tax Year: **2020**
 P.I.D.: **008-643-717**
 View:
 Complex / Subdiv:
 Services Connected: **Community**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Stucco**
 Foundation: **Concrete Slab**
 Rain Screen:
 Renovations: **Partly**
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **DetachedGrge/Carport**
 Dist. to Transit: Dist to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd:
 Floor Finish:

Legal: **LOT 26, BLOCK 4, PLAN VAP1522, DISTRICT LOT 700, GROUP 1, NEW WESTMINSTER LAND D**

Amenities:
 Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'1 x 14'2			x			x
Main	Eating Area	13'1 x 8'0			x			x
Main	Kitchen	10'1 x 14'4			x			x
Main	Bedroom	11'9 x 10'8			x			x
Main	Bedroom	11'11 x 10'11			x			x
Below	Living Room	11'1 x 10'4			x			x
Below	Master Bedroom	11'6 x 10'7			x			x
Below	Living Room	10'1 x 9'11			x			x
Below	Bedroom	12'2 x 10'4			x			
Below	Kitchen	11'5 x 6'1			x			

Finished Floor (Main):	932	# of Rooms:	10	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0	# of Kitchens:	2	1	Main	4	No
Finished Floor (Below):	960	# of Levels:	2	2	Below	3	Yes
Finished Floor (Basement):	0	Suite:	Legal Suite	3	Below	3	No
Finished Floor (Total):	1,892 sq. ft.	Crawl/Bsmt. Height:		4			
Unfinished Floor:	0	Beds in Bsmt.:	0 Beds not in Bsmt.: 4	5			
Grand Total:	1,892 sq. ft.	Basement:	Fully Finished	6			
				7			
				8			

Listing Broker(s): **eXp Realty**

VIEWS! LOCATION! UPDATES! Welcome Home! This beautifully updated 3 bed & 2 bath main home PLUS 1 bed & 1 bath legal suite is set on a quiet tree lined street steps away from Kensington Park! Enjoy entertaining on your large back deck while kids play in the yard and taking in jaw dropping UNOBSTRUCTED views of the North Shore Mountains and peek-a-boo views of Downtown. Open floor plan on main features a spacious living/dining with original refinished h/w floors and beautifully updated bath, kitchen and appliances. The home has many attractive recent updates including: A/C, radiant in-floor heat up and down, built in sound system, H/E on demand water heater, polished concrete floors, gas fireplace, smart tech, new fence/gate + so much more. Legal suite fully reno'd in 2018!