



Presented by:

Esther Wong

Sutton Group-West Coast Realty

Phone: 604-710-0364

http://www.estherwong.ca

esther@estherwong.ca



WestCoast Realty™
You've found a home

Sold
R2781327
Board: V
House/Single Family

1036 E 39TH AVENUE

Vancouver East
Fraser VE
V5W 1L1

Residential Detached

\$2,080,000 (LP)

\$2,510,000 (SP) **M**



List Date: 5/25/2023	If new, GST/HST inc?:	Original Price: \$2,080,000
Days On Market: 8	Bedrooms: 5	Approx. Year Built: 1991
Sold Date: 6/2/2023	Bathrooms: 4	Age: 32
Meas. Type: Feet	Full Baths: 3	Zoning: RS-1
Frontage(feet): 33.00	Half Baths: 1	Gross Taxes: \$7,232.72
Frontage(metres): 10.06	Rear Yard Exp:	For Tax Year: 2022
Depth / Size: 131.15	P.I.D.: 014-814-561	Tax Inc. Utilities?: No
Lot Area (sq.ft.): 4,327.95	Flood Plain:	Tour: Virtual Tour URL
Lot Area (acres): 0.10		
View: :		
Complex/Subdiv:		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/Bsmt., Basement Entry**
Construction: **Frame - Wood**
Exterior: **Brick**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Electric, Hot Water, Radiant**
Outdoor Area: **Fenced Yard, Sundeck(s)**
Type of Roof: **Tile - Concrete**

Reno. Year: **2021**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **5** Covered Parking: **2** Parking Access: **Rear**
Parking: **Carport; Single, DetachedGrge/Carport, Garage; Double**
Driveway Finish: **Aggregate**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish: **Laminate, Mixed**

Legal: **LOT 5, BLOCK 12 TO 21, PLAN VAP1378, SUBLOT 2, DISTRICT LOT 666, NEW WESTMINSTER LAND DISTRICT**

Amenities:
Site Influences: **Central Location, Lane Access, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Intercom, Smoke Alarm, Sprinkler - Fire, Vaulted Ceiling, Windows - Thermo**

Finished Floor (Main):	1,162	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	950	Main	Living Room	15'1 x 13'3			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'2 x 11'11			x	Main 2
Finished Floor (Below):	905	Main	Office	9'5 x 8'2			x	Above 6
Finished Floor (Basement):	0	Main	Kitchen	13'3 x 8'11			x	Above 5
Finished Floor (Total):	3,017sq. ft.	Main	Eating Area	13'3 x 8'0			x	Bsmt 4
Unfinished Floor:	0	Main	Family Room	12'5 x 10'7			x	
Grand Total:	3,017sq. ft.	Above	Primary Bedroom	14'4 x 13'1			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	10'10 x 10'9			x	
Suite: Unauthorized Suite		Above	Bedroom	11'5 x 9'3			x	
Basement: Crawl, Fully Finished		Bsmt	Bedroom	18'0 x 9'7			x	
		Bsmt	Bedroom	9'4 x 9'3			x	
		Bsmt	Kitchen	18'6 x 12'8			x	
		Bsmt	Laundry	9'10 x 5'4			x	

Crawl/Bsmt. Height: # of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 2 # of Rooms: 13	MHR#:	CSA/BCE:	Maint. Fee:
	ByLaw Restrictions:		

Listing Broker(s): **Jovi Realty Inc.**

Custom-built European home. This spacious 2945 SQFT home features bay windows, den & family room on Main floor, 4 zone radiant in-floor heating throughout, large 2 bedroom suite down with SEPARATE ENTRANCE (potential mortgage helper). Sunny south long 131 foot lot also features double garage with 2 auto open doors & is heated. Fabulous quiet tree-lined street close to everything. 2019 renos: ALL windows, kitchens (quartz countertops), all appliances, laminated flooring, all bathroom, painted all interior. 2022: Hot water tank. School: Sir Alexander Mackenzie Elementary 1 block away. Park: South Memorial Park, Hillcrest Community Center, Restaurants on Fraser & Main St. Direct Bus (E 41st) to Oakridge Mall.