

Vancouver East, Renfrew VE
2955 CHARLES ST, V5K 3B3

MLS# V896732

Residential Detached
Active



List Price:	\$648,000	Days on Mkt: 23	
List Date:	22-Jun-11	Expiry Date: 30-Sep-11	
Complex/Subdiv			
Previous Price:	Frontage:	31.48 ft	PID: 009-774-661
Original Price: \$648,000	Frontage Metric:	0.000	Approx Yr Blt: 1950
Meas Type: Feet	Bedrooms:	3	Age at List Date: 61
Depth/Size: 120.8	Bathrooms:	2	Type: House/Single Family
Lot Area SqFt: 0	Full Baths:	2	Zoning: RS-1
Rear Yard Exp: N	Half Baths:	0	Taxes: \$3,124 (2010)
Flood Plain: No	If New GST/HST Incl:	Tax Incl Utilities: No	
View:	Y - SOME VIEW OF CITY AND MOUNTAINS		
Serv Connected: Community, Electricity, Sanitary Sewer, Water,			

Style of Home:	Rancher/Bungalow w/Bsmt.	Total Parking:	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Lane, Rear	
Foundation:	Concrete Slab	Parking Facilities:	Add. Parking Avail., Garage; Single	
Exterior:	Concrete, Mixed, Stucco			
Rainscreen:		R/I Plumbing:	Dist to Public Trans:	NEAR
Type of Roof:	Asphalt		Dist to School Bus:	NEAR
Renovations:		Year of Reno:	Possession:	
Flooring:	Hardwood, Mixed, Tile		Title to Land:	Freehold NonStrata
Water Supply:	City/Municipal		Seller's Interest:	Registered Owner
Heat/Fuel:	Forced Air		Mortgage Info:	\$0
No. of Fireplaces:	1	R/I Fireplaces:	Property Disclosure:	Y
Fireplace Fuel:	Other		Out Buildings:	
Outdoor Area:	Balcony(s); Patio(s) or Deck(s), Fenced Yard		Pad Rental:	
Registered:	CSA/BCE:			
Fixtures Leased:	N			
Fixtures Removed	Y - FRIDGE BSMT, KNOBS/ GLASS DOOR IF TEAR DOWN			

Legal:	PL 2048 LD 36 LOT 18 BLK 2 DL SEC 24 S W QTR THSL
Amenities:	
Site Influences:	Central Location, Lane Access, Shopping Nearby
Municipal Charges:	
Features Incl:	Clothes Washer/Dryer, Drapes/Window Coverings, Refrigerator, Security System, Smoke Alarm, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'4" X 16'			X			X
Main F.	Kitchen	10'4" X 9'6"			X			X
Main F.	Eating Area	10'4" X 9'6"			X			X
Main F.	Master Bedroom	12' X 10'1"			X			X
Main F.	Bedroom	12' X 11'2"			X			X
Below	Bedroom	13' X 13'3"			X			X
Below	Recreation Room	13' X 18'6"			X			X
Below	Utility	15'3" X 13'8"			X			X
Below	Workshop	11'9" X 16'11"			X			X
		X			X			X

<u>Floor Area (SqFt):</u>		<u>Bathrooms</u>	
Main Floor Area:	865	Total # Rooms:	9
Finished Floor Up:	0	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	2
Finished Floor Bsmt:	936	Crawl/Bsmt Height:	4
Total Finished Floor:	1,801	Basement Area:	Full, Partly Finished, Separate Entry
Unfinished Floor:	0	Suite:	None
Grand Total Floor Area:	1,801		

Listing Broker 1:	One Percent Realty Ltd.	604-806-0900	Appointments:	Phone L.R. First
Listing Sales Rep 1:	Margret Nyfors perfectplaces@telus.net	604-836-3410	For Appts Call:	MARGRET
Listing Sales Rep(s):	(2) Aly F. Madhani	604-786-5555	Appointment Ph:	604-836-3410
Listing Broker 2:	One Percent Realty Ltd.	604-806-0900	Occupancy:	Owner, Vacant
Selling Broker(s):				
Selling Sales Rep(s):				
Owner:	S. TAYLOR/N. HAMANISHI			
Commission:	0.5%			

Realtor Remarks: Offers, if any, to be rec'd on/by Jul 18 at 6PM. Pls allow time for acceptance. Email offers if any to perfectplaces@telus.net or fax 604-677-6264. Oil tank cert.available. All measurements approx. Lane dedication would reduce size of lot if house rebuilt.Buyer to verify all info

Bright cheerful family home situated on a corner lot is waiting for your ideas. This 2 storey 3 bdrm/2 bath bungalow presents enormous possibilities to renovate or to rebuild. The interior has just enough vintage charm - hardwood floors, arched doorways, tiled fireplace, character windows - to make it a good remodel project for someone who wants to have a home to call their own. Newer roof, rebuilt deck with peek a boo views to the city and mountains mean endless nights of BBQ-ing. The largely unfinished basement could be suited to create extra income. The pretty corner T lot with lane access also provides an opportunity to build your dream home in one of the hottest areas of the city. Buyer to verify all info if important.