



412 EAST 59th AVENUE

4 BED | 3 BATH | 2088 SQ. FT.

Discover an exceptional investment opportunity in the heart of South Vancouver! This well loved 4-bedroom, 3-bathroom family home offers incredible potential. Close to Langara College, Sunset Park, and the Community Centre. With new R1-1 zoning, envision your dream home or multiplex on this prime lot. The large serene back yard would be perfect for a young family to make their own. Complete with a garage and lots of storage. This property is a developer's dream!

NEIGHBOURHOOD HIGHLIGHTS

Elementary School

Pierre Elliott Trudeau Elementary

High School

John Oliver Secondary

French Immersion

Laura Secord Elementary

Sir Winston Churchill Secondary

WALK SCORE: 80

BIKE SCORE: 60

TRANSIT SCORE: 55

Keith Roy
AND ASSOCIATES

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RE/MAX



KEITH ROY, PREC*



GREG DENT



GREGORY ANDRUFF, PREC*



TARYN LEES



SARAH HOPKINS



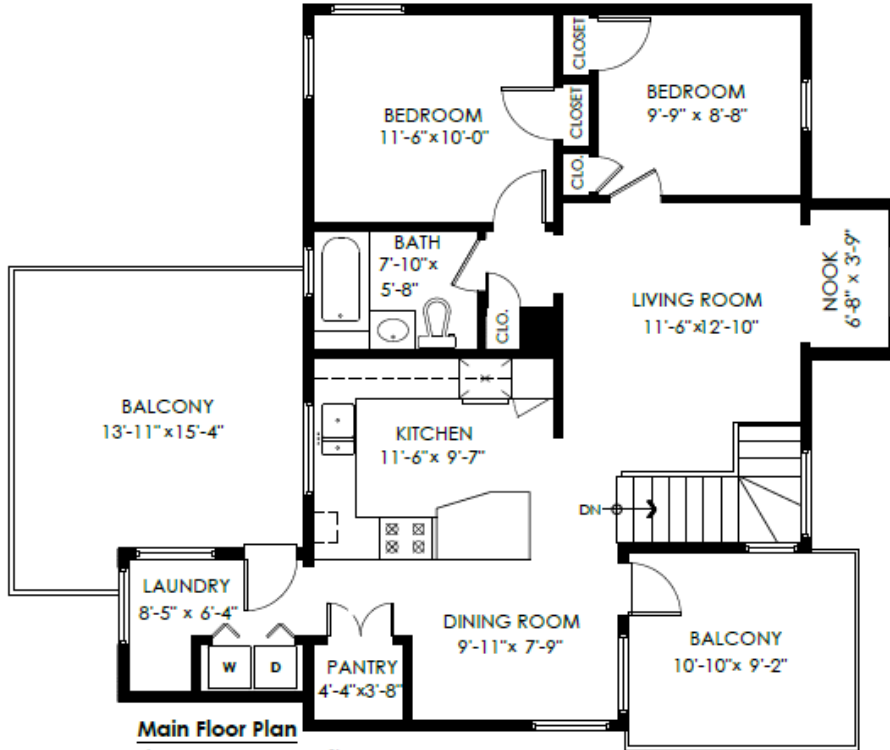
EMMA HAMEL

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View additional photos & 3D tour at www.KeithRoy.com

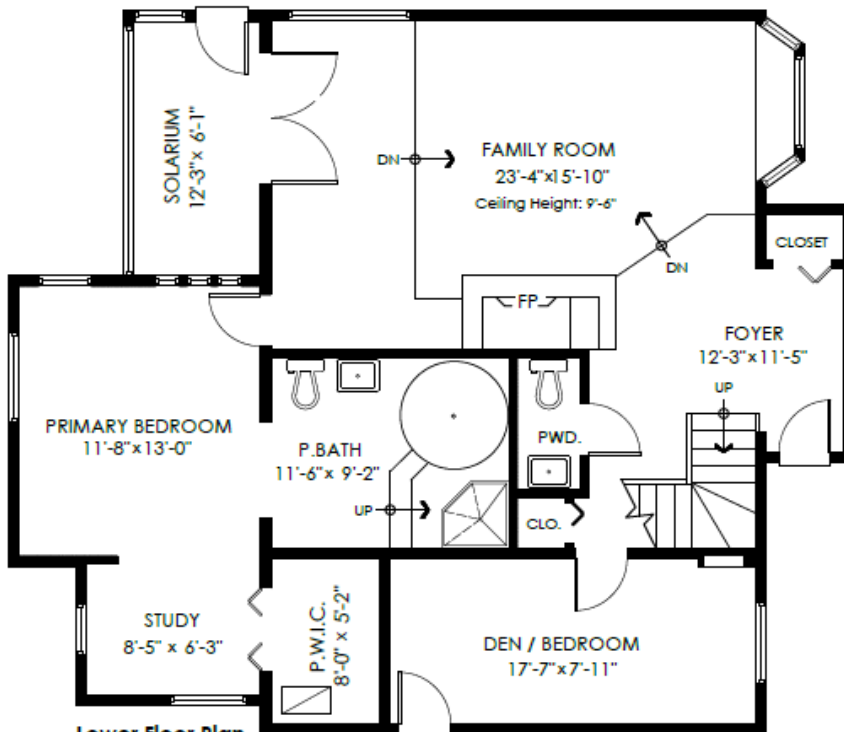


Main Floor Plan

Floor Area: 872 sq.ft.
Ceiling Height: 8'

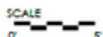
Main Floor:	872 sq.ft.
Lower Floor:	1,216 sq.ft.
Total Livable:	2,088 sq.ft.

Balconies: 295 sq.ft.



Lower Floor Plan

Floor Area: 1216 sq.ft.
Ceiling Height: 8'-10"



MEASURED ON: (2024-04-18)

info@pixlworks.com www.pixlworks.com 604.329.5788



E&O Insured. Total square foot calculated to gross unit area. SqFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.



Presented by:
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Active

R2874298

Board: V

House/Single Family

412 E 59TH AVENUE

Vancouver East
South Vancouver
V5X 1Y1

Residential Detached

\$2,099,000 (LP)
(SP)



Sold Date: _____ If new, GST/HST inc?: _____ Original Price: **\$2,099,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1945**
 Frontage(feet): **49.38** Bathrooms: **3** Age: **79**
 Frontage(metres): **15.05** Full Baths: **2** Zoning: **R1-1**
 Depth / Size: **124.56** Half Baths: **1** Gross Taxes: **\$7,386.28**
 Lot Area (sq.ft.): **6,150.77** Rear Yard Exp: **South** For Tax Year: **2023**
 Lot Area (acres): **0.14** P.I.D.: **009-220-283** Tax Inc. Utilities?: **No**
 Flood Plain: _____ Tour: **Virtual Tour URL**
 View: **No** : _____
 Complex/Subdiv: _____
 First Nation Reserve: _____
 Services Connected: **Community, Electricity, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Renovations: _____
 # of Fireplaces: **1** R.I. Fireplaces: _____
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Balcony(s), Fenced Yard**
 Type of Roof: **Asphalt**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 Parking: **Garage; Single**
 Driveway Finish: _____
 Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year: _____
 Property Disc.: **Yes**
 Fixtures Leased: **No** : _____
 Fixtures Rmvd: **No** : _____
 Floor Finish: **Mixed, Vinyl/Linoleum, Carpet**

Legal: **LOT B, BLOCK 4, PLAN VAP7559, DISTRICT LOT 326A, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	872	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	11'6 x 12'10	Below	Bedroom	17'7 x 7'11	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	9'11 x 7'9			x	Main 4
Finished Floor (Below):	1,216	Main	Kitchen	11'6 x 9'7			x	Below 2
Finished Floor (Basement):	0	Main	Bedroom	9'9 x 8'8			x	Below 4
		Main	Bedroom	11'6 x 10'			x	
Finished Floor (Total):	2,088 sq. ft.	Main	Laundry	8'5 x 6'4			x	
Unfinished Floor:	0	Main	Pantry	4'4 x 3'8			x	
Grand Total:	2,088 sq. ft.	Below	Foyer	12'3 x 11'5			x	
		Below	Family Room	23'4 x 15'10			x	
Fir Area (Det'd 2nd Res):	sq. ft.	Below	Solarium	12'3 x 6'1			x	
		Below	Primary Bedroom	11'8 x 13'			x	
Suite: None		Below	Study	8'5 x 6'3			x	
Basement: None		Below	Walk-In Closet	8' x 5'2			x	

Crawl/Bsmt. Height: # of Levels: **2** Manuf Type: _____ Registered in MHR?: _____ PAD Rental: _____
 # of Kitchens: **1** # of Rooms: **14** MHR#: _____ CSA/BCE: _____ Maint. Fee: _____
 ByLaw Restrictions: _____

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