



NEIGHBORHOOD HIGHLIGHTS

Elementary School

Hastings Elementary

High School

Templeton Secondary

French Immersion

Laura Secord Elementary

Vancouver Technical Secondary

WALK SCORE: 85

BIKE SCORE: 92

TRANSIT SCORE: 67

2090 FERNDALE STREET

5 BED, 4 BATH, 2502 SQ. FT.

Stylishly renovated 3 level home on a wide corner lot of a traffic calmed street with beautiful yard and boulevard gardens. TOP: Master Suite renovated in 2016 with expanded storage, skylights, roof & wall insulation, walk-through closet and a full ensuite with custom reclaimed wood pieces along with a flex space for a nursery or home office. MAIN: 2 Bedrooms (1 with murphy bed), eat in kitchen and living room with newer gas fireplace. GROUND LEVEL: 2 x 1 bedroom rental suites. UPDATES: upgraded plumbing, electric, floors, roof (2013), new boiler, hot water tank, shed (2014), new windows, decks (2019). Walk to The Drive and Hastings Sunrise, schools, community centres (pool and ice rink), restaurants, cafes and shopping (Donalds Market, Bosa, Red Wagon, Pallet, P49 + more).

\$1,850,000

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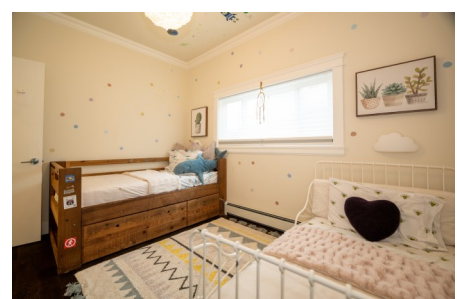
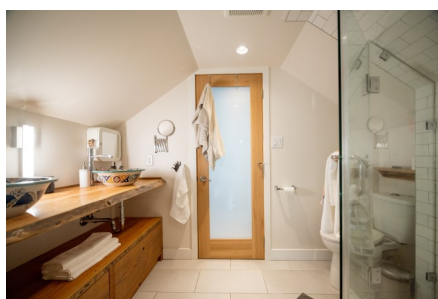
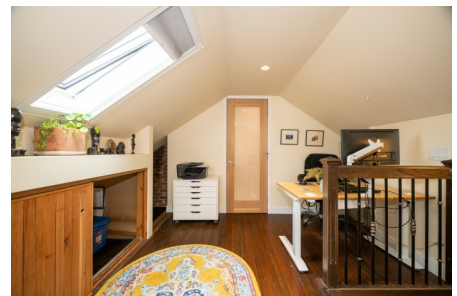
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2090 FERNDALE STREET

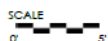
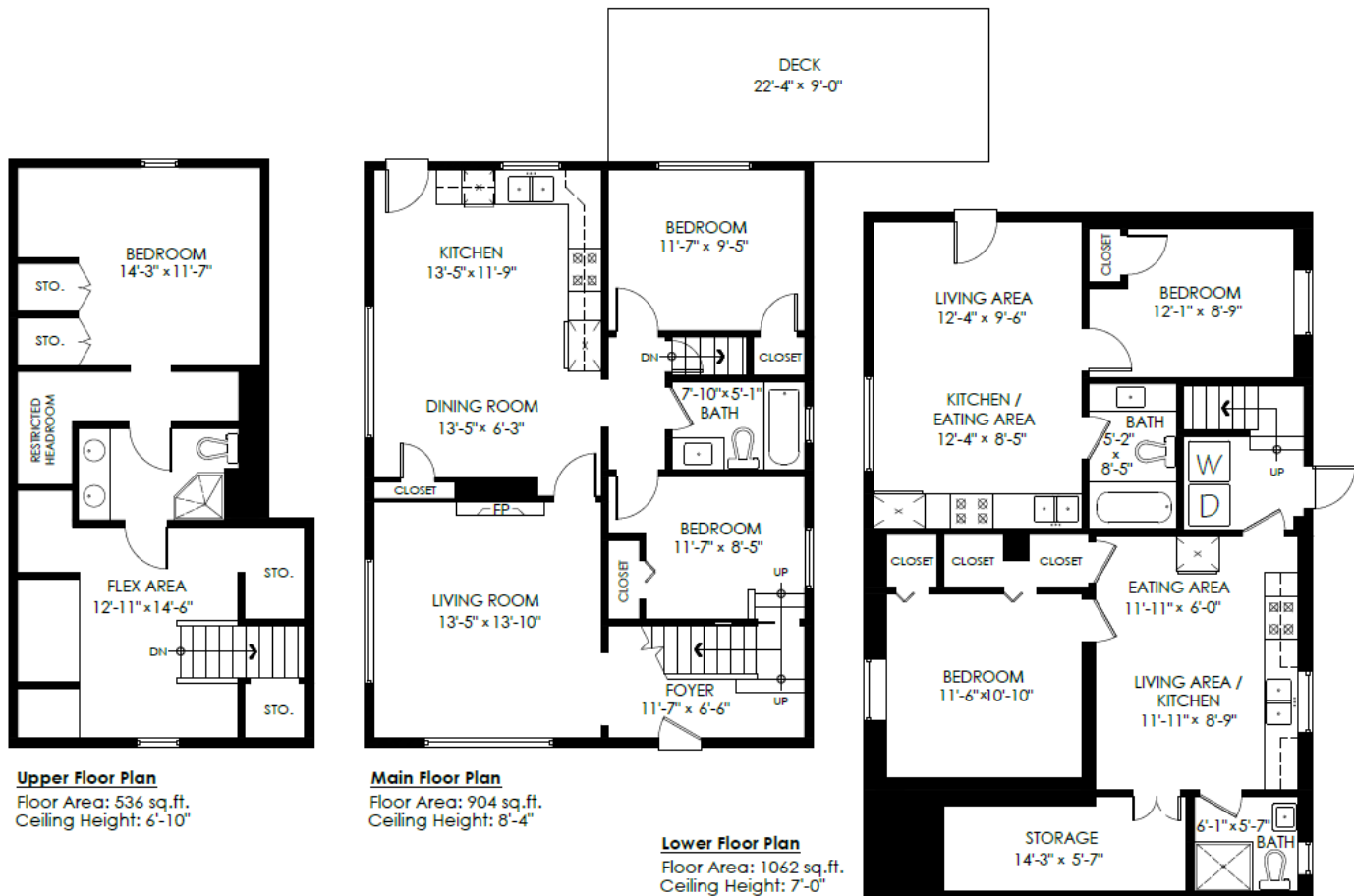
View additional photos & 3D Tour at www.KeithRoy.com



Main Floor: 904 sq.ft.
Upper Floor: 536 sq.ft.
Lower Floor: 1,062 sq.ft.
Total Livable: 2,502 sq.ft.

Restricted Headroom: 24 sq.ft.
Grand Total: 2,526 sq.ft.

Deck: 201 sq.ft.





Presented by:
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Active
R2694773
Board: V
House/Single Family

2090 FERNDALE STREET

Vancouver East
Hastings
VSL 1Y1

Residential Detached

\$1,850,000 (LP)

(SP)



Sold Date:
Meas. Type: **Feet**
Frontage(feet): **49.50**
Frontage(metres): **15.09**
Depth / Size: **64**
Lot Area (sq.ft.): **3,168.00**
Lot Area (acres): **0.07**
Flood Plain:
View: **:**
Complex/Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

If new, GST/HST inc?:
Bedrooms: **5**
Bathrooms: **4**
Full Baths: **4**
Half Baths: **0**
Rear Yard Exp:
P.I.D.: **028-358-023**

Original Price: **\$1,850,000**
Approx. Year Built: **1926**
Age: **96**
Zoning: **RT-5**
Gross Taxes: **\$6,019.04**
For Tax Year: **2021**
Tax Inc. Utilities?:
Tour: **Virtual Tour URL**

Sewer Type: **City/Municipal**

Water Supply: **City/Municipal**

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

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Baseboard, Electric, Natural Gas**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **3** Covered Parking: Parking Access: **Front**
Parking: **Open**
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: **Hardwood, Mixed, Tile**

Legal: **LOT A, BLOCK 49, PLAN BCP46449, DISTRICT LOT 184, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main):	904	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	536	Main	Foyer	11'7 x 6'6	Below	Eating Area	11'11 x 6'0	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	13'5 x 13'10	Below	Bedroom	12'1 x 8'9	Main	4
Finished Floor (Below):	1,062	Main	Dining Room	13'5 x 6'3			x	Above	3
Finished Floor (Basement):	0	Main	Kitchen	13'5 x 11'9			x	Below	4
Finished Floor (Total):	2,502sq. ft.	Main	Bedroom	11'7 x 9'5			x	Below	3
Unfinished Floor:	0	Main	Bedroom	11'7 x 8'5			x		
Grand Total:	2,502sq. ft.	Above	Flex Room	12'11 x 14'6			x		
		Above	Bedroom	14'3 x 11'7			x		
		Below	Living Room	12'4 x 9'6			x		
		Below	Kitchen	12'4 x 8'5			x		
		Below	Bedroom	11'6 x 10'10			x		
		Below	Storage	14'3 x 5'7			x		
		Below	Kitchen	11'11 x 8'9			x		
Suite: Unauthorized Suite		Manuf Type:			Registered in MHR?:		PAD Rental:		
Basement: Full, Separate Entry		MHR#:			CSA/BCE:		Maint. Fee:		
Crawl/Bsmt. Height:		# of Levels: 3			ByLaw Restrictions:				
# of Kitchens: 3		# of Rooms: 15							

Listing Broker(s): **RE/MAX Select Realty**

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