



### NEIGHBORHOOD HIGHLIGHTS

#### Elementary School

- Dr. A.R. Lord Elementary

#### High School

- Templeton Secondary

#### French Immersion

- Laura Secord Elementary

- Vancouver Technical Secondary

# 2625 E. PENDER STREET

## 5 BED, 3.5 BATH, 3100 SQ. FT.

LOOK INSIDE! This charming 1930's character home is more than meets the eye. Over 3100sf with 5 bedrooms (2 up, 2 on main) including a fully finished basement with in-law suite, 3.5 bathrooms, double car garage and tonnes of storage space. Lovingly cared for by a craftsman for the past 14 years, this house has original charm, smart upgrades and a lots of space. Spend summer days lounging on the multi-levelled patio and winter nights sitting by the gas fireplace.

**WALK SCORE:** 89 (Very Walkable!)

### \$1,599,000

Keith Roy, PREC\*

Taryn Lees

Greg Dent

Greg Andruff, PREC\*

Sarah Hopkins

## Keith Roy AND ASSOCIATES

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**RE/MAX**

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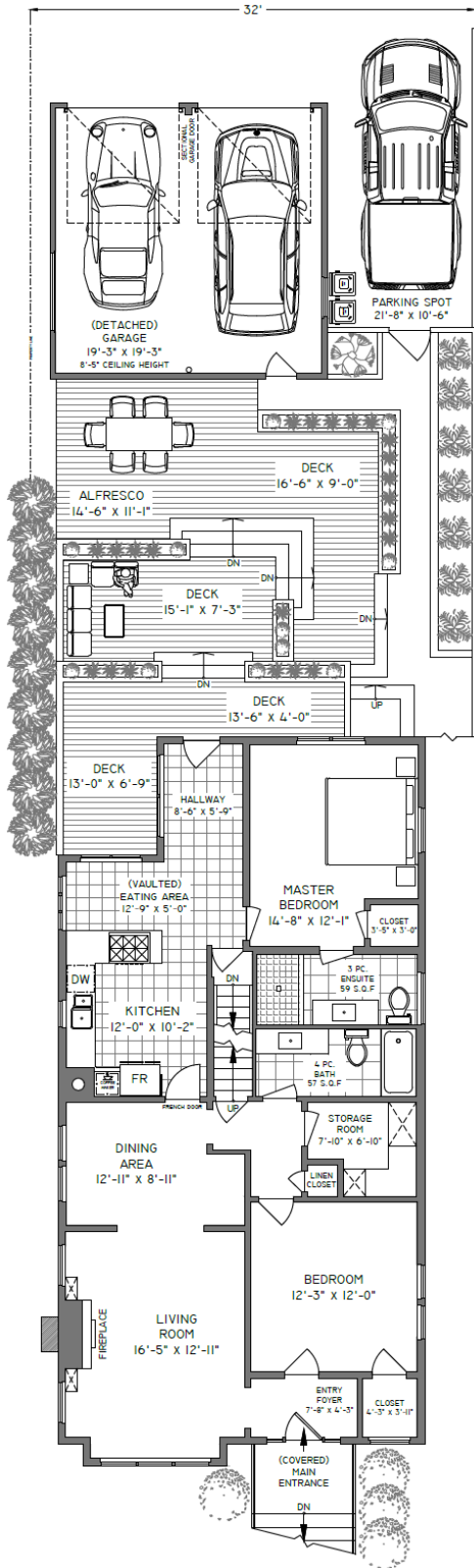
\*Personal Real Estate Corporation



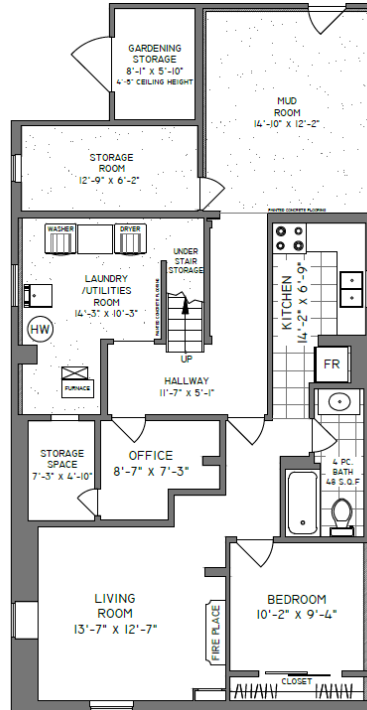
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View additional photos at [www.KeithRoy.com](http://www.KeithRoy.com)

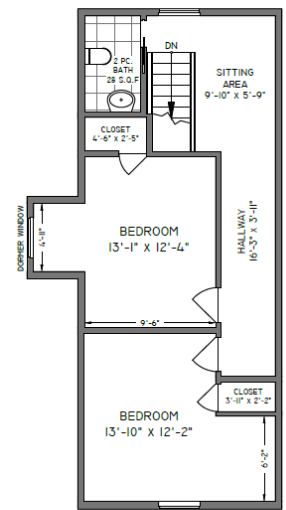




**LOWER FLOOR**  
1238 SQ. FT.  
6'-4" CEILING HEIGHT



**UPPER FLOOR**  
557 SQ. FT.  
4'-4" - 8'-0" CEILING HEIGHTS



**2625 E PENDER STREET, VANCOUVER**

FLOOR	AREA (SQ. FT.)			
	FINISHED	STORAGE SHED	DET. GARAGE/CARPORT	DECK/BACKYARD
MAIN	1305	-	624	886
UPPER	557	-	-	-
LOWER	1238	52	-	-
<b>TOTAL</b>	<b>3100</b>	<b>52</b>	<b>624</b>	<b>886</b>







Presented by:  
**Keith Roy PREC\***

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**Active**  
**R2469322**  
Board: V  
House/Single Family

**2625 E PENDER STREET**

Vancouver East  
Renfrew VE  
V5K 2B6

Residential Detached

**\$1,599,000 (LP)**

(SP) **M**



Sold Date: Frontage (feet): **32.00** Original Price: **\$1,599,000**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1931**  
Depth / Size: **122** Bathrooms: **4** Age: **89**  
Lot Area (sq.ft.): **3,904.00** Full Baths: **3** Zoning: **RS-1**  
Flood Plain: Half Baths: **1** Gross Taxes: **\$5,336.91**  
Rear Yard Exp: **North** For Tax Year: **2019**  
Council Apprv?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **004-556-810**  
Tour: **Virtual Tour URL**

View: **No**  
Complex / Subdiv:  
Services Connected: **Community, Electricity, Water**  
Sewer Type:

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: **Partly**  
# of Fireplaces: **1**  
Fireplace Fuel: **Natural Gas**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:  
Metered Water:

Total Parking: **3** Covered Parking: **2** Parking Access: **Lane**  
Parking: **Garage; Double**  
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **LOT C, PLAN VAP3840, DISTRICT LOT THSL, NEW WESTMINSTER LAND DISTRICT, LOT C OF LOT 57**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'8 x 4'3	Bsmt	Living Room	13'7 x 12'7			x
Main	Living Room	16'5 x 12'11	Bsmt	Bedroom	10'2 x 9'4			x
Main	Dining Room	12'11 x 8'11	Bsmt	Kitchen	14'2 x 6'9			x
Main	Kitchen	12' x 10'2	Bsmt	Mud Room	14'10 x 12'2			x
Main	Eating Area	12'9 x 5'	Bsmt	Storage	12'9 x 6'2			x
Main	Master Bedroom	14'8 x 12'1	Bsmt	Laundry	14'3 x 10'3			x
Main	Bedroom	12'3 x 12'						x
Above	Bedroom	13'10 x 12'2						x
Above	Bedroom	13'1 x 12'4						x
Bsmt	Office	8'7 x 7'3						x

Finished Floor (Main): **1,305**  
Finished Floor (Above): **557**  
Finished Floor (Below): **1,238**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **3,100 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **3,100 sq. ft.**

# of Rooms: **16**  
# of Kitchens: **2**  
# of Levels: **3**  
Suite: **Unauthorized Suite**  
Crawl/Bsmt. Height:  
Beds in Basement: **1** Beds not in Basement: **4**  
Basement: **Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	3	Yes
2	Main	4	No
3	Above	2	No
4	Bsmt	4	No
5			
6			
7			
8			

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz:  
Grg Dr Ht:

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Taryn Lees

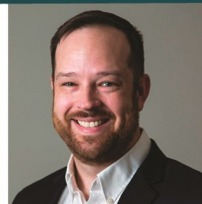
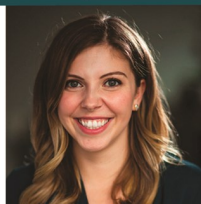
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