



## NEIGHBORHOOD HIGHLIGHTS

### Elementary School

Sir Richard McBride Elementary

### High School

Sir Charles Tupper Secondary

### French Immersion

Laura Secord Elementary

Vancouver Technical Secondary

**BIKE SCORE:** 97

**TRANSIT SCORE:** 80

**WALK SCORE:** 96

# 516 EAST 10th AVENUE

## 4 BED, 2 BATH, 2604 SQ. FT.

Step back in time to this restored 1912 Edwardian character home. Enjoy lazy summer days on your shaded front porch or long summer evenings in your extra long south-facing back yard. The kitchen & bathrooms have been recently updated & the original fir floors have been restored. The spacious dining room off the kitchen can be separated from the living room by the original pocket doors. This home is 2.5 stories plus an unfinished basement. Great layout with 3 bedrooms up and a large loft/bedroom/recreation space on the top floor. This home sits prominently on a tree-lined street in a family friendly neighbourhood.

**\$2,198,000**

Keith Roy, PREC\*

Jacob Lahti

Greg Dent

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Sarah Hopkins

**Keith Roy**  
AND ASSOCIATES

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**RE/MAX**

This communication is not intended to cause or induce breach of an existing agency agreement. RE/MAX Select Realty.

\*Personal Real Estate Corporation



# 516 EAST 10th AVENUE

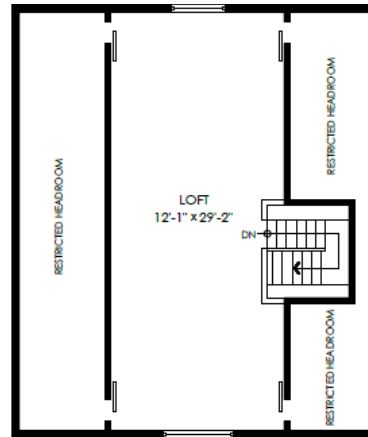
View additional photos & 3D Tour at [www.KeithRoy.com](http://www.KeithRoy.com)



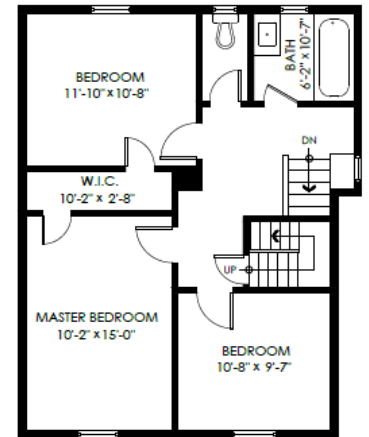
Main Floor: 752 sq.ft.  
Upper Floor: 689 sq.ft.  
Loft Floor: 420 sq.ft.  
Lower Floor: 743 sq.ft.  
**Total Livable: 2,604 sq.ft.**

Restricted Headroom: 352 sq.ft.  
**Grand Total: 2,956 sq.ft.**

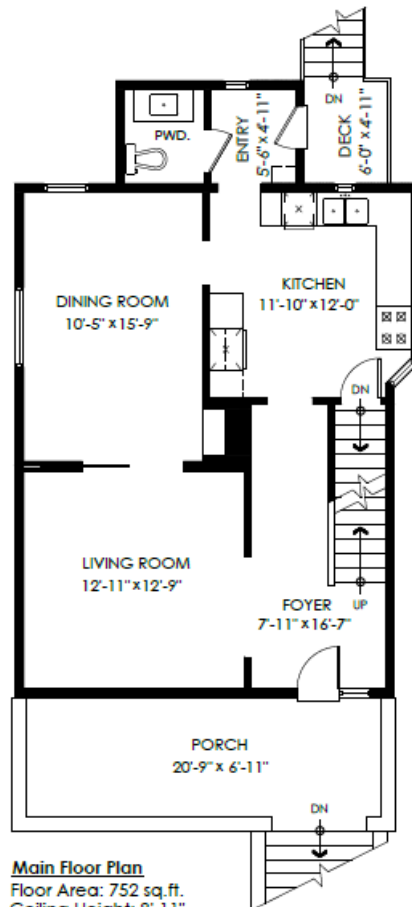
Patio: 148 sq.ft.  
Ext. Storage: 174 sq.ft.  
Deck: 29 sq.ft.  
Porch: 144 sq.ft.  
**Total Extras: 495 sq.ft.**



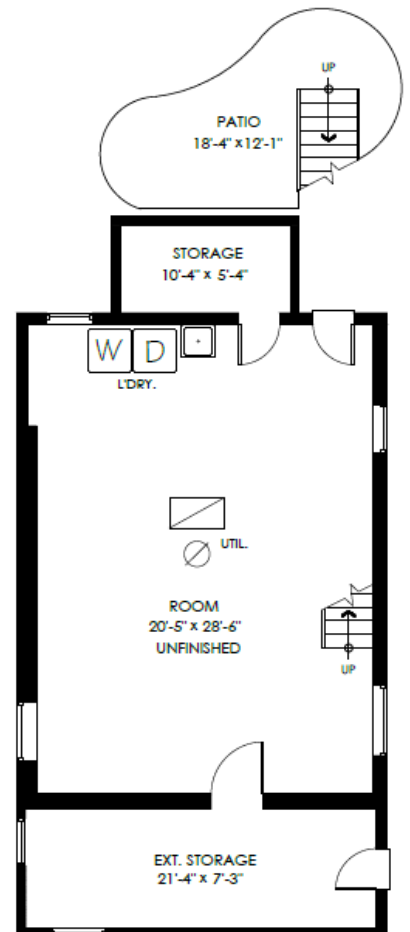
**Loft Floor Plan**  
Floor Area: 420 sq.ft.  
Ceiling Height: 8'-8"



**Upper Floor Plan**  
Floor Area: 689 sq.ft.  
Ceiling Height: 7'-10"



**Main Floor Plan**  
Floor Area: 752 sq.ft.  
Ceiling Height: 8'-11"



**Lower Floor Plan**  
Floor Area: 743 sq.ft.  
Ceiling Height: 6'-5"







Residential Detached  
\$2,198,000 (LP)  
(SP) 



Sold Date:		If new, GST/HST inc?:	Original Price: <b>\$2,198,000</b>
Meas. Type:	<b>Feet</b>	Bedrooms: <b>4</b>	Approx. Year Built: <b>1912</b>
Frontage(feet):	<b>33.00</b>	Bathrooms: <b>2</b>	Age: <b>110</b>
Frontage(metres):	<b>10.06</b>	Full Baths: <b>1</b>	Zoning: <b>RT-5</b>
Depth / Size:	<b>132</b>	Half Baths: <b>1</b>	Gross Taxes: <b>\$7,094.71</b>
Lot Area (sq.ft.):	<b>4,356.00</b>	Rear Yard Exp:	For Tax Year: <b>2021</b>
Lot Area (acres):	<b>0.10</b>	P.I.D.: <b>015-178-862</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:			Tour: <b>Virtual Tour URL</b>
View:	:		
Complex/Subdiv:			
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		

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

Style of Home: **3 Storey w/Bsmt**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**

Renovations: **Partly**  
 # of Fireplaces: **R.I. Fireplaces:**  
 Fireplace Fuel:  
 Fuel/Heating: **Forced Air, 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:	Covered Parking:	Parking Access: <b>Lane</b>
Parking: <b>Other</b>		
Driveway Finish:		
Dist. to Public Transit: <b>CLOSE</b>		Dist. to School Bus: <b>CLOSE</b>
Title to Land: <b>Freehold NonStrata</b>		Land Lease Expiry Year:
Property Disc.: <b>Yes</b>		
Fixtures Leased: <b>No</b> :		
Fixtures Rmvd: :		
Floor Finish: <b>Hardwood</b>		

**Legal: LOT 3, BLOCK 156, PLAN VAP616, DISTRICT LOT 264A, NEW WESTMINSTER LAND DISTRICT, OF LOT D, & PL 1771**

Amenities: **Garden**

Site Influences:  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Vaulted Ceiling**

Finished Floor (Main):	752	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	689	Main	Dining Room	10'5 x 15'9	Main	Patio	6'0 x 4'11	Floor	#Pcs
Finished Floor (AbvMain2):	420	Main	Kitchen	11'10 x 12'0	Main	Patio	20'9 x 6'11	Main	2
Finished Floor (Below):	743	Main	Living Room	12'11 x 12'9			x	Above	3
Finished Floor (Basement):	0	Main	Foyer	7'11 x 16'7			x		
		Main	Mud Room	5'6 x 4'11			x		
Finished Floor (Total):	2,604 sq. ft.	Above	Master Bedroom	10'2 x 15'0			x		
Unfinished Floor:	0	Above	Bedroom	10'8 x 9'7			x		
Grand Total:	2,604 sq. ft.	Above	Bedroom	11'10 x 10'8			x		
		Above	Walk-In Closet	10'2 x 2'8			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Abv Main 2	Bedroom	12'1 x 29'2			x		
Suite:		Bsmt	Other	20'5 x 28'6			x		
Basement: <b>Unfinished</b>		Bsmt	Storage	10'4 x 5'4			x		
		Bsmt	Storage	21'4 x 7'3			x		

Crawl/Bsmt. Height: # of Levels: 4  
# of Kitchens: 1 # of Rooms: 15

Manuf Type:	Registered in MHR?:	PAD Rental:
MHR#:	CSA/BCE:	Maint. Fee:
ByLaw Restrictions:		

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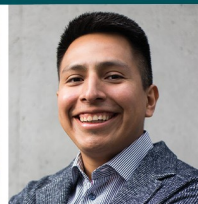
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