



Presented by:
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Active
R2661187
Board: V
House/Single Family

3327 ADANAC STREET

Vancouver East
Renfrew VE
V5K 2P4

Residential Detached
\$1,348,000 (LP)
(SP)



List Date: 3/7/2022	If new, GST/HST inc?:	Original Price: \$1,348,000
Days On Market: 3	Bedrooms: 3	Approx. Year Built: 1946
Sold Date:	Bathrooms: 1	Age: 76
Meas. Type: Feet	Full Baths: 1	Zoning: RS-1
Frontage(feet): 35.00	Half Baths: 0	Gross Taxes: \$4,872.15
Frontage(metres): 10.67	Rear Yard Exp: North	For Tax Year: 2021
Depth / Size: 105.60	P.I.D.: 011-913-479	Tax Inc. Utilities?: No
Lot Area (sq.ft.): 3,696.00	Flood Plain:	Tour: Virtual Tour URL
Lot Area (acres): 0.08		
View: No		
Complex/Subdiv:		
Services Connected: Community, Electricity, Natural Gas		

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

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

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

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

Total Parking: **0** Covered Parking: **0** Parking Access: **Lane**
Parking: **DetachedGrge/Carport**
Driveway Finish: **Gravel**
Dist. to Public Transit: **0** Dist. to School Bus:
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 16, PLAN VAP1720, DISTRICT LOT THSL, NEW WESTMINSTER LAND DISTRICT, EXC N10' NOW LANE OF S1/2 OF LT86**

Amenities: **Workshop Detached**

Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert**

Finished Floor (Main):	890	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16' x 11'5			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	10'1 x 9'3			x	Main 4
Finished Floor (Below):	0	Main	Dining Room	5'3 x 11'6			x	
Finished Floor (Basement):	0	Main	Master Bedroom	11'6 x 11'4			x	
Finished Floor (Total):	890sq. ft.	Main	Bedroom	8' x 11'4			x	
Unfinished Floor:	0	Main	Bedroom	7' x 11'4			x	
Grand Total:	890sq. ft.	Main	Laundry	6'2 x 7'11			x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite: None							x	
Basement: Crawl							x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 7	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

RE/MAX Select Realty

In the quaint neighbourhood of Renfrew sits this charming 3 bedroom starter home. Come inside and quickly find yourself cozied up to the classic freestanding gas stove that heats a large living room which features beautiful fir floors. Cook gourmet meals in your spacious kitchen which leads to an ultra-handly mud room/laundry room. The private back yard is a gardener's dream and a great place to entertain guests. The front yard comes complete with ready-to-plant garden beds and a detached workshop/garage. There is a new roof and exterior paint and not to mention it's great potential for future development. You're at a super convenient location with Windermere Market, Adanac bikeway and to three parks; Empire, Adanac + Rupert Parks.