R2887636 House/Single Family

3376 E 44TH AVENUE VANCOUVER

Residential Detached \$1,649,000 (LP)

Killarney VE, V5R 3B4

Depth/Size (ft): Frontage (ft):

98.8 34.00 3,359.20 Bedrooms: Bathrooms: **Full Baths:**

Half Baths:

Approx. Year Built: Age: Zoning:

1956

68

RS-1

Lot Area: (sq.ft.) Flood Plain: Rear Yard Exp:

Yes

0

3

2

2

Gross Taxes: \$6,074.50 For Tax Year: 2023

P.I.D.: 006-328-873

Style of Home:

2 Storey Construction: Frame - Wood

Exterior: Mixed Foundation:

Rain Screen: Renovations:

of Fireplaces: 2 - Fuel: Electric, Wood City/Municipal

Water Supply: Fuel/Heating: Forced Air

Outdoor Area: Fenced Yard, Patio(s) & Deck(s)

Type of Roof: Asphalt Floor Finish: Mixed

Parking:

Total: 0 - Covered: 0

Covered Parking: Parking Access: Front Parking: Open

Locker: Units in Dev:

Distance to:

Freehold NonStrata Title to Land:

Property Disc: Yes

PAD Rental:

Fixtures Leased: No Fixtures Rmvd: No

Yes: NO View:

Mgmt. Company: Complex / Subdiv:

Services Connected: Electricity, Natural Gas, Water

LOT 18, BLOCK 21 S HLF, PLAN VAP1994, DISTRICT LOT 50, NEW WESTMINSTER LAND DISTRICT Legal:

Amenities:

Site Influences: Adult Oriented

Features:

Bylaw Restric: Listing Broker(s):

RE/MAX All Points Realty

Floor Type Dimensions Main Living Room 17'7 x 13'5 Main Dining Room 10'3 x 7' Main Kitchen 13'5 x 11' Main Primary Bedroom 11'8 x 11' Main Bedroom 11'8 x 8'7 **Bsmt** Living Room 22'9 x 12'5 Kitchen 9'3 x 6'8 **Rsmt**

Floor **Bsmt** Type Bedroom Dimensions 11'6 x 11'

Finished Floor (Main): 922 sqft Finished Floor (Above): 0 saft Finished Floor (Below): 0 sqft Finished Floor (Bsmt): 914 sqft Finished Floor (Total): **Unfinished Floor:**

1,836 sqft 0 sqft 1,836 sqft # Of Rooms: 8 # Of Kitchens: 2 2 # Of Levels: Suite:

Crawl/Bsmt Height:

Basement: Full **Beds In Bsmt:** 1/3

Of Pets:

Bathroom Floor # of Pieces Ensuite? Main 4 Nο **Bsmt** 4 No

This meticulously maintained 1950s home blends vintage charm with modern updates. The main floor features original hardwood floors, coved ceilings, two bed + one bath. A woodburning fireplace warms the open-concept living, dining, and kitchen area. The upstairs eat-in kitchen boasts granite counters, a farmhouse sink, s/s appliances, and a gas stove. The lower level includes laundry and a spacious one-bedroom suite with a private entry, open-plan living area, electric f/p, and ample storage. The private backyard offers a hammock pergola, raised garden beds, and seating areas. A back deck with an outdoor seating area connects to the kitchen. The home is efficiently heated by an on-demand water heater system. Conveniently located near Collingwood's shops, transit, and Central Park.

Grand Total: