

2061 E 33RD AV, V5N 3E8

Active



List Price: **\$749,000** Previous Price:
Original Price: **\$749,000**

Complex/Subdiv:

Frontage: **33.00 ft** Bedrooms: **6** PID: **014-164-574**
Depth/Size: **115** Bathrooms: **3** Type: **House/Single Family**
Lot Area SqFt: **3,795** Full Baths: **3** Approx Yr Blt: **9999**
Rear Yard Exp: **N** Half Baths: **0** Age at List Date: **999**
Meas Type: **Feet** If New GST/HST Incl: **No** Taxes: **\$3,687 (2013)**
Flood Plain: Zoning: **RS-1**

View:

Serv. Connected: **Electricity, Storm Sewer, Water**

Style of Home: 3 Storey	Total Parking: 1	Covered Parking:
Construction: Frame - Wood	Parking Access: Lane	
Foundation: Concrete Perimeter	Parking Facilities: Other	
Exterior: Mixed		
Rainscreen:	R/I Plumbing:	Dist to Public Trans: 1 BLK
Type of Roof: Asphalt		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring: Wall/Wall/Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Court Ordered Sale
Heat/Fuel: Baseboard, Electric		Mortgage Info: \$0
No. of Fireplaces: 0	R/I Fireplaces:	Property Disclosure: N - COURT ORDERED SALE
Fireplace Fuel:		Out Buildings:
Outdoor Area: None		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: **PL VAP1955 LT 15 BLK D DL 393 LD 36**

Amenities:

Site Influences:

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14'6 X 13'7			X			X
Main F.	Dining	12'4 X 12'			X			X
Main F.	Kitchen	16'2 X 5'10			X			X
Main F.	Foyer	12'1 X 6'2			X			X
Above	Bedroom	11'5 X 10'6			X			X
Above	Bedroom	8'6 X 8'2			X			X
Above	Bedroom	10'8 X 7'1			X			X
Above	Bedroom	12'3 X 11'11			X			X
Above	Bedroom	12'3 X 11'7			X			X
Above	Bedroom	12'3 X 11'7			X			X

Floor Area (SqFt):

Main Floor Area SqFt: **757**
Finished Floor Up SqFt: **1,073**
Finished Floor Down: **0**
Finished Floor Bsmt SqFt: **0**
Total Finished Floor SqFt: **1,830**

Total # Rooms: **10**
Kitchens: **1**
Finished Levels: **4**
Crawl/Bsmt Height:
Basement Area: **Unfinished**

Bathrooms

1 **3 Piece; Ensuite: N; Level: Main F.**
2 **3 Piece; Ensuite: N; Level: Above**
3 **3 Piece; Ensuite: N; Level: Above**
4
5
6
7
8

Unfinished Floor: **0**Grand Total Floor Area: **1,830**Listing Broker(s): **Park Georgia Realty Ltd.VnGra**

100 years old VIEW character house partically renovated inside with basement potential in popular central Victoria location. 33 X115 flat lot with lane. Three levels of living area plus basement offering spacious living room, dining room, remodelled kitchen (gas stove), bath and den on main floor, with 6 bedrooms, 2 baths on upper levels. Special features include accentuated ceilings and grand entrance foyer with banister staircase and several leaded glass windows. Call listing agent regarding viewing schedule.



List Price: **\$1,199,000** Previous Price:
Original Price: **\$1,199,000**

Complex/Subdiv:

Frontage: **49.50 ft** Bedrooms: **4** PID: **007-559-071**
Depth/Size: **122** Bathrooms: **1** Type: **House/Single Family**
Lot Area SqFt: **6,039** Full Baths: **1** Approx Yr Blt: **1946**
Rear Yard Exp: **S** Half Baths: **0** Age at List Date: **68**
Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$4,280 (2013)**
Flood Plain: **No** Zoning: **RT-2**

View: **N**Serv. Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: 1 1/2 Storey	Total Parking: 4	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Lane	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double	
Exterior: Mixed, Stucco		
Rainscreen:	R/I Plumbing: 2	Dist to School Bus: 6
Type of Roof: Asphalt	Possession:	
Renovations: Partly	Reno Year: 2010	Title to Land: Freehold NonStrata
Flooring: Laminate, Mixed	Seller's Interest: Power of Attorney, Court Ordered Sale	
Water Supply: City/Municipal	Mortgage Info: \$0	
Heat/Fuel: Forced Air, Natural Gas	Property Disclosure: Y	
No. of Fireplaces: 0	R/I Fireplaces:	Out Buildings: /Garage Sz: 23'4/Door Ht: 23'2
Fireplace Fuel: None		
Outdoor Area: Fenced Yard, Patio(s) & Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: **PL VAP187 LT 8 BLK 94 DL 301 LD 36 GROUP 1.**

Amenities:

Site Influences: **Central Location, Lane Access, Private Yard, Recreation Nearby, Shopping Nearby**Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14'10 X 11'8			X			X
Main F.	Bedroom	13'10 X 9'9			X			X
Main F.	Bedroom	11'2 X 9'9			X			X
Main F.	Dining	17'4 X 12'2			X			X
Main F.	Patio	15'4 X 7'5			X			X
Main F.	Patio	25'4 X 4'10			X			X
Above	Bedroom	12' X 11'7			X			X
Above	Bedroom	12' X 9'9			X			X
Above	Storage	9'9 X 4'7			X			X
Above	Storage	25'5 X 4'7			X			X

Floor Area (SqFt):

Main Floor Area SqFt: 880	Total # Rooms: 10	Bathrooms
Finished Floor Up SqFt: 358	# Kitchens: 0	1 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Down: 0	Finished Levels: 2	
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	
Total Finished Floor SqFt: 1,238	Basement Area: Crawl	
		5
		6
Unfinished Floor: 0	Suite: None	7
Grand Total Floor Area: 1,238		8

Listing Broker(s): **Sotheby's Int'l Rlty Can (Van)**

Rare 50' south facing RT-2 zoned duplex lot in central and sought after Main St. neighbourhood. Close to all the best shops and restaurants that Main St. has to offer! Existing 4 bedroom house in good condition. Excellent development potential in this high demand location!