

Vancouver East, Renfrew VE  
**2955 CHARLES ST, V5K 3B3**

**MLS# V896732**

Residential Detached  
**Active**



List Price: \$648,000  
 List Date: 22-Jun-11  
 Days on Mkt: 23  
 Expiry Date: 30-Sep-11

Complex/Subdiv  
 Previous Price: Frontage: 31.48 ft PID: 009-774-661  
 Original Price: \$648,000 Frontage Metric: 0.000 Approx Yr Blt: 1950  
 Meas Type: Feet Bedrooms: 3 Age at List Date: 61  
 Depth/Size: 120.8 Bathrooms: 2 Type: House/Single Family  
 Lot Area SqFt: 0 Full Baths: 2 Zoning: RS-1  
 Rear Yard Exp: N Half Baths: 0 Taxes: \$3,124 (2010)  
 Flood Plain: No If New GST/HST Incl: Tax Incl Utilities: No  
 View: Y - SOME VIEW OF CITY AND MOUNTAINS  
 Serv Connected: Community, Electricity, Sanitary Sewer, Water,

Style of Home: Rancher/Bungalow w/Bsmt. Total Parking: Covered Parking: 1  
 Construction: Frame - Wood Parking Access: Lane, Rear  
 Foundation: Concrete Slab Parking Facilities: Add. Parking Avail., Garage; Single  
 Exterior: Concrete, Mixed, Stucco  
 Rainscreen: R/I Plumbing: Dist to Public Trans: NEAR Dist to School Bus: NEAR  
 Type of Roof: Asphalt Possession: Freehold NonStrata  
 Renovations: Year of Reno: 9999 Title to Land: Registered Owner  
 Flooring: Hardwood, Mixed, Tile Seller's Interest: \$0  
 Water Supply: City/Municipal Mortgage Info: \$0  
 Heat/Fuel: Forced Air Property Disclosure: Y  
 No. of Fireplaces: 1 R/I Fireplaces: Out Buildings:  
 Fireplace Fuel: Other  
 Outdoor Area: Balcony(s); Patio(s) or Deck(s), Fenced Yard  
 Registered: CSA/BCE: Pad Rental:  
 Fixtures Leased: N  
 Fixtures Removed Y - FRIDGE BSMT, KNOBS/ GLASS DOOR IF TEAR DOWN

Legal: PL 2048 LD 36 LOT 18 BLK 2 DL SEC 24 S W QTR THSL  
 Amenities:  
 Site Influences: Central Location, Lane Access, Shopping Nearby  
 Municipal Charges:  
 Features Incl: Clothes Washer/Dryer, Drapes/Window Coverings, Refrigerator, Security System, Smoke Alarm, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'4 X 16'			X			X
Main F.	Kitchen	10'4 X 9'6			X			X
Main F.	Eating Area	10'4 X 9'6			X			X
Main F.	Master Bedroom	12' X 10'1			X			X
Main F.	Bedroom	12' X 11'2			X			X
Below	Bedroom	13' X 13'3			X			X
Below	Recreation Room	13' X 18'6			X			X
Below	Utility	15'3 X 13'8			X			X
Below	Workshop	11'9 X 16'11			X			X
		X			X			X

Floor Area (SqFt):		Bathrooms	
Main Floor Area:	865	Total # Rooms:	9
Finished Floor Up:	0	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	2
Finished Floor Bsmt:	936	Crawl/Bsmt Height:	4
Total Finished Floor:	1,801	Basement Area:	Full, Partly Finished, Separate Entry
Unfinished Floor:	0	Suite:	None
Grand Total Floor Area:	1,801		8

Listing Broker 1: One Percent Realty Ltd. 604-806-0900 Appointments: Phone L.R. First  
 Listing Sales Rep 1: Margret Nyfors [perfectplaces@telus.net](mailto:perfectplaces@telus.net) 604-836-3410 For Appts Call: MARGRET  
 Listing Sales Rep(s): (2) Aly F. Madhani 604-786-5555 Appointment Ph: 604-836-3410  
 Listing Broker 2: One Percent Realty Ltd. 604-806-0900 Occupancy: Owner, Vacant  
 Selling Broker(s):  
 Selling Sales Rep(s):  
 Owner: S. TAYLOR/N. HAMANISHI  
 Commission: 0.5%

Realtor Remarks: Offers, if any, to be rec'd on/by Jul 18 at 6PM. Pls allow time for acceptance. Email offers if any to [perfectplaces@telus.net](mailto:perfectplaces@telus.net) or fax 604-677-6264. Oil tank cert.available. All measurements approx. Lane dedication would reduce size of lot if house rebuilt.Buyer to verify all info

Bright cheerful family home situated on a corner lot is waiting for your ideas. This 2 storey 3 bdrm/2 bath bungalow presents enormous possibilities to renovate or to rebuild. The interior has just enough vintage charm - hardwood floors, arched doorways, tiled fireplace, character windows - to make it a good remodel project for someone who wants to have a home to call their own. Newer roof, rebuilt deck with peek a boo views to the city and mountains mean endless nights of BBQ-ing. The largely unfinished basement could be suited to create extra income. The pretty corner T lot with lane access also provides an opportunity to build your dream home in one of the hottest areas of the city. Buyer to verify all info if important.