



Presented by:  
**Rebecca Amiri**  
 Ryal LePage Sussex  
 Phone: (604) 339-5376  
 Email: [rebeccaamiri@gmail.com](mailto:rebeccaamiri@gmail.com)  
 Website: [www.rebeccaamiri.com](http://www.rebeccaamiri.com)



Vancouver East, Renfrew Heights  
**3388 ANZIO DR, V5M 4E1**

**MLS# V1115063**

Residential Detached  
**Active**



List Price: \$988,000 Previous Price:  
 Original Price: \$988,000

Complex/Subdiv: RENFREW HEIGHTS

Frontage:	41.00 ft	Bedrooms:	3	PID:	010-162-704
Depth/Size:	110	Bathrooms:	1	Type:	House/Single Family
Lot Area SqFt:	4,510	Full Baths:	1	Approx Yr Blt:	1948
Rear Yard Exp:	S	Half Baths:	0	Age at List Date:	67
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$3,713 (2014)
Flood Plain:	No	Zoning:	SFD		

View: Y - MOUNTAINS  
 Serv. Connected: Natural Gas, Sanitary Sewer

Style of Home:	2 Storey	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front, Lane		
Foundation:	Concrete Perimeter	Parking Facilities:	Carport; Single, Open		
Exterior:	Wood				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	CLOSE
Type of Roof:	Asphalt			Dist to School Bus:	CLOSE
Renovations:		Reno Year:		Possession:	
Flooring:	Wall/Wall/Mixed			Title to Land:	Freehold NonStrata
Water Supply:	City/Municipal			Seller's Interest:	Estate Sale
Heat/Fuel:	Forced Air, Natural Gas			Mortgage Info:	\$0
No. of Fireplaces:	0	R/I Fireplaces:		Property Disclosure:	N - ESTATE SALE
Fireplace Fuel:				Out Buildings:	
Outdoor Area:	Fenced Yard, Patio(s) & Deck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL VAP8287 LT 13 BLK 17 DL THSL LD 36 SEC 40  
 Amenities:  
 Site Influences: Lane Access, Shopping Nearby  
 Features Incl: Clothes Washer/Dryer, Refrigerator, Security System, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 13'			X			X
Main F.	Kitchen	14' X 8'			X			X
Main F.	Master Bedroom	10' X 9'			X			X
Above	Bedroom	12' X 9'			X			X
Above	Bedroom	12' X 10'			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt:	688	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	358	
Finished Floor Down:	0	
Finished Floor Bsmt SqFt:	0	
Total Finished Floor SqFt:	1,046	
Unfinished Floor:	0	
Grand Total Floor Area:	1,046	

Listing Broker(s): Royal LePage West R.E.S.

GREAT LOCATION-GREAT BUILDING LOT-GREAT VIEW!!!! Of Northshore Mountains-this 3 bedroom home located in popular Renfrew Heights offers 41x110 lot with lane access- excellent location close to Renfrew Elementary, Windemere Secondary, Superstore, 1/2 block to bus stop. ACCEPTED OFFER - Subject to probate.



Presented by:  
**Rebecca Amiri**  
 Ryal LePage Sussex  
 Phone: (604) 339-5376  
 Email: [rebeccaamiri@gmail.com](mailto:rebeccaamiri@gmail.com)  
 Website: [www.rebeccaamiri.com](http://www.rebeccaamiri.com)



Vancouver East, Fraserview VE  
**3035 E 59TH AV, V5S 2B2**

**MLS# V1125801**

Residential Detached  
**Active**



List Price: \$1,299,000 Previous Price:  
 Original Price: \$1,299,000

Complex/Subdiv:

Frontage: 49.10 ft	Bedrooms: 3	PID: 009-139-176
Depth/Size: 115.2	Bathrooms: 2	Type: House/Single Family
Lot Area SqFt: 5,691	Full Baths: 1	Approx Yr Blt: 1966
Rear Yard Exp: NE	Half Baths: 1	Age at List Date: 49
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$4,998 (2014)
Flood Plain:	Zoning: RS-1	

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

Style of Home: 2 Storey	Total Parking: Covered Parking: 2
Construction: Frame - Wood	Parking Access: Lane
Foundation: Concrete Perimeter	Parking Facilities: Carport & Garage
Exterior: Brick	
Rainscreen:	R/I Plumbing: Dist to Public Trans: 2 BLKS Dist to School Bus:
Type of Roof: Other	Possession:
Renovations:	Reno Year: Title to Land: Freehold NonStrata
Flooring: Vinyl/Linoleum, Wall/Wall/Mixed	Seller's Interest: Estate Sale
Water Supply: City/Municipal	Mortgage Info: \$0
Heat/Fuel: Forced Air, Natural Gas	
No. of Fireplaces: 1	R/I Fireplaces: Property Disclosure: N - SELLER HAS NOT LIVED IN THE HOUSE
Fireplace Fuel: Wood	Out Buildings:
Outdoor Area: Fenced Yard	
Pad Rental:	
Fixtures Leas: N	
Fixt Removed: N	

Legal: PL VAP11489 LT 33 BLK 71 LD 36 DISTRICT LOT FRASERVIEW, OF LOT F.  
 Amenities:  
 Site Influences: Central Location, Golf Course Nearby, Shopping Nearby  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Freezer

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16'3" X 15'			X			X
Main F.	Dining	11'2" X 9'5"			X			X
Main F.	Kitchen	10'4" X 9'8"			X			X
Main F.	Eating Area	9'8" X 6'8"			X			X
Main F.	Master Bedroom	13'1" X 11'8"			X			X
Main F.	Bedroom	13' X 9'1"			X			X
Main F.	Bedroom	12'1" X 9'1"			X			X
Main F.	Solarium	11'8" X 9'8"			X			X
		X			X			
		X			X			

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt: 1,255	Total # Rooms: 8	1 2 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Down: 0	Finished Levels: 2	3
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	4
Total Finished Floor SqFt: 1,255	Basement Area: Full, Unfinished	5
		6
Unfinished Floor: 1,255	Suite:	7
Grand Total Floor Area: 2,510		8

Listing Broker(s): Dexter Associates Realty

Highly sought after Fraserview neighbourhood! South facing large 49.4 x 115.2 lot with a solid 3 bdrm, 1.5 bathroom home is well maintained and in original condition. Very functional floor plan on main with good sized Living & Dining Room, Kitchen & Eating Area, Solarium off Kitchen /Eating Area, Master Bedroom has 2 piece ensuite. Basement area is unfinished. Roof needs to be replaced this year. OPEN HOUSE, May 30th/31st SATURDAY/SUNDAY 2:00-4:00pm.



Presented by:  
**Rebecca Amiri**  
 Ryal LePage Sussex  
 Phone: (604) 339-5376  
 Email: [rebeccaamiri@gmail.com](mailto:rebeccaamiri@gmail.com)  
 Website: [www.rebeccaamiri.com](http://www.rebeccaamiri.com)



Vancouver East, Hastings East

MLS# V1126601

Residential Detached

**2824 TRIUMPH ST, V5K 1T5**

**Active**

No Photo Available

List Price: \$1,088,000 Previous Price:  
 Original Price: \$1,088,000

Complex/Subdiv: HASTING EAST, HASTINGS SUNRISE

Frontage:	32.00 ft	Bedrooms:	5	PID:	011-188-651
Depth/Size:	122	Bathrooms:	2	Type:	House/Single Family
Lot Area SqFt:	3,904	Full Baths:	2	Approx Yr Blt:	1941
Rear Yard Exp:	S	Half Baths:	0	Age at List Date:	74
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$3,793 (2014)
Flood Plain:	No	Zoning:	RS-1		
View:	N				
Serv. Connected:	Electricity, Natural Gas, Septic, Water				

Style of Home:	1 Storey, 2 Storey w/Bsmt.	Total Parking:	4	Covered Parking:	0
Construction:	Frame - Wood	Parking Access:	Lane		
Foundation:	Concrete Perimeter	Parking Facilities:	Open, RV Parking Avail.		
Exterior:	Stucco, Wood				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	1 BLOCK
Type of Roof:	Asphalt			Dist to School Bus:	1 BLOCK
Renovations:		Reno Year:		Possession:	
Flooring:	Laminate, Tile, Wall/Wall/Mixed	Title to Land:	Freehold NonStrata		
Water Supply:	City/Municipal	Seller's Interest:	Registered Owner		
Heat/Fuel:	Forced Air, Natural Gas	Mortgage Info:	\$0		
No. of Fireplaces:	1	R/I Fireplaces:		Property Disclosure:	N - INVESTMENT PROPERTY
Fireplace Fuel:	Gas - Natural			Out Buildings:	/Workshop Sz: 8 x 10
Outdoor Area:	Balcony(s); Patio(s) or Deck(s), Fenced Yard, F				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL VAP3613 LT D DL THSL LD 36 OF LOT 32.

Amenities:

Site Influences: Central Location, Paved Road, Recreation Nearby, Shopping Nearby, Treed

Features Incl: Clothes Dryer, Clothes Washer, Dishwasher, Drapes/Window Coverings, Freezer, Refrigerator, Security System, Sprinkler - Fire, Storage Shed, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 12'	Bsmt	Bedroom	11'6 X 10'6			X
Main F.	Dining	15'6 X 9'6	Bsmt	Bedroom	16' X 8'			X
Main F.	Kitchen	16' X 14'6	Bsmt	Laundry	9' X 6'			X
Main F.	Master Bedroom	12' X 11'6	Bsmt	Cold Room	20'6 X 7'			X
Main F.	Bedroom	15' X 8'6			X			X
Above	Bedroom	16'6 X 10'6			X			X
Above	Den	10'6 X 5'			X			X
Bsmt	Living Room	9' X 11'6			X			X
Bsmt	Kitchen	9' X 11'6			X			
Bsmt	Dining	7'6 X 6'			X			

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>	
Main Floor Area SqFt:	1,100	Total # Rooms:	14
Finished Floor Up SqFt:	350	# Kitchens:	2
Finished Floor Down:	0	Finished Levels:	3
Finished Floor Bsmt SqFt:	1,100	Crawl/Bsmt Height:	/ 7'
Total Finished Floor SqFt:	2,550	Basement Area:	Full, Fully Finished, Separate Entry
Unfinished Floor:	0	Suite:	Unauthorized Suite
Grand Total Floor Area:	2,550		

Listing Broker(s): Hanna Realty Ltd.

Georgious Home in the popular SUNRISE area . Set in a quiet, desirable neighbourhood on a mature tree-lined street. Moments away from trendy shops and restaurants, parks, top rated schools and transit. The Main Floor features a spacious kitchen, dining and entertaining area that has to be seen to be appreciated. This home has been completely updated with new plumbing, electrical, a sprinkler system, security system and vinyl double paned windows throughout. The Basement has a separate entrance and a fully developed two-bedroom unauthorized suite previously rented for \$1,450/mth. It has a full kitchen, a spacious bathroom with a large soaker tub and a cold storage area with a utility sink with water service.