



Presented by:
Mylyne Santos PREC*

Mylyne & Associates
Stonehaus Realty Corp.
Phone: 604-723-2000
<http://www.mylyne.com>
info@mylyne.com



Active
R3061947
Board: V
House/Single Family

7544 MAIN STREET

Vancouver East
South Vancouver
V5X 3J9

Residential Detached

\$1,399,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,399,900
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1949
Frontage(feet): 33.20	Bathrooms: 1	Age: 76
Frontage(metres): 10.12	Full Baths: 1	Zoning: RT-2
Depth / Size: 93.95	Half Baths: 0	Gross Taxes: \$7,233.17
Lot Area (sq.ft.): 3,119.14	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.07	P.I.D.: 013-755-668	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: No :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

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

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Forced Air**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Single**
Driveway Finish:
Dist. to Public Transit: **1/2 block** Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Legal: **LOT 5, BLOCK 1, PLAN VAP2443, DISTRICT LOT 326A, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 4465**

Amenities: **None**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features: **Refrigerator, Stove**

Finished Floor (Main):	832	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	12' x15'2			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Eating Area	6'6 x11'8			x	Main	3
Finished Floor (Below):	0	Main	Kitchen	6'9 x11'8			x		
Finished Floor (Basement):	0	Main	Bedroom	12' x10'			x		
Finished Floor (Total):	832sq. ft.	Main	Bedroom	10'6 x8'3			x		
Unfinished Floor:	0	Main	Laundry	7'5 x11'8			x		
Grand Total:	832sq. ft.	Main	Solarium	7'5 x11'8			x		
Flr Area (Det'd 2nd Res):	sq. ft.			x			x		
				x			x		
				x			x		
				x			x		
				x			x		
				x			x		
Suite: None				x			x		
Basement: None				x			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): **Stonehaus Realty Corp.**

Prime South Vancouver opportunity on Main Street! This 2-bedroom, 1-bath home is sold as-is, where-is, offering incredible development potential. Zoned RT-2, the 33.2 x 93.95 ft lot allows for a duplex, a single-family home with a basement suite, and a laneway house, maximizing living space up to ~2,850 sq ft. Perfect for builders, investors, or families looking to customize, stratify, or expand. Buyers are to confirm all details with the City. Steps from local amenities, this property combines convenience with development potential. Listed below assessed value!