



Presented by:
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Vancouver East, VVERE (Renfrew VE) Residential Detached
3260 ADANAC ST MLS # V752606 **Sold**



List Price:	\$555,000	Sold Price:	\$538,000	Days on Market:	54
		Sold Date:	04-Apr-09		
Previous Price:	\$565,000	Complex/Subdiv:			
Original Price:	\$565,000	Postal Code:	V5K 2P1	Type:	HOUSE
Frontage:	49.50 ft			Approx Yr Blt:	1946
Depth/Size:	107.50			Age at List Date:	63
Lot Area SqFt:	5,321	Bedrooms:	6	Age at List Date:	63
Rear Yard Exp:	South	Bathrooms:	2	Zoning:	RS-1
Meas Type:	Feet	Full Baths:	2	Taxes:	\$3,351 / 2008
Flood Plain:		Half Baths:	0	If New GST Incl:	
Serv. Connected:	Electricity / Natural Gas / Sanitary Sewer / Storm Sewer / Water	Occupancy:	Owner		
View:	Yes- MOUNTAIN VIEW				

Style of Home:	2 Storey w/Bsmt. / 3 Storey	Total Parking:	Covered Parking: 1
Construction:	Frame - Wood	Parking Access:	Front / Rear
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Single
Exterior:	Stucco / Wood		
Rainscreen:		Dist to Public Trans:	1/2BLK
Type of Roof:	Asphalt	Dist to School Bus:	3BLK
Renovations:		Possession:	TBA
	Reno Year:	Title to Land:	Freehold NonStrata
Flooring:	Mixed	Seller's Interest:	Registered Owner /
Water Supply:	City/Municipal	Mortgage Info:	0 /
Heat/Fuel:	Forced Air / Natural Gas		
No. of Fireplaces:	0	R/I Fireplaces:	
Fireplace Fuel:		Property Disclosure:	Y
Outdoor Area:	Balcony(s) / Fenced Yard / Sundeck(s)	Roughed in Plumb:	
Pad Rental:		Fixtures Leas:	No
Out Buildings:		Fixt Removed:	No

Legal: PL 2920 BLK 1 DL THSL LD 36 LT 11 AMD SEC 25 E HLF PID: 013-328-794
 Amenities:
 Features Incl: Dishwasher / Drapes/Window Coverings / Security System / Stove / Clothes Washer/Dryer
 Site Influences: Central Location / Golf Course Nearby / Lane Access / Private Setting / Recreation Nearby / Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11'6" X 14'3"	Below	Family Room	13'8" X 11'4"			X
Main F.	Kitchen	17'7" X 11'11"	Below	Eating Area	9'2" X 5'2"			X
Main F.	Master Bedroom	9'6" X 14'						X
Main F.	Bedroom	9'8" X 10'9"						X
Above	Bedroom	9'8" X 11'10"						X
Above	Bedroom	11'6" X 12'2"						X
Below	Laundry	3'7" X 8'10"						X
Below	Kitchen	8'10" X 12'4"						X
Below	Bedroom	9'9" X 13'4"						X
Below	Bedroom	10'6" X 7'5"						X

Floor Area (SqF)		Total # Rooms:		Bathrooms	
Main Floor Area SqFt:	880	Total # Rooms:	12	1 4 Piece; Ensuite: N; Level: Main F.	
Finished Floor Up SqFt:	300	# Kitchens:	2	2 3 Piece; Ensuite: N; Level: Below	
Finished Floor Down:	880	Finished Levels:	3		
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	4		
Total Finished Floor SqFt:	2,060	Basement Area:	Full	5	
				6	
Unfinished Floor:	0	Suite:	Unauthorized Suite	7	
Grand Total Floor Area:	2,060			8	

Listing Broker(s): Sutton Centre Realty, Sutton Centre Realty

Perfect home for a growing family. This 6 bdrm home will surprise you. Located in the heart of East Van. Walk your kids to school only 3 blks away. Enjoy within walking distance nature walks around Rupert Park or a round of golf. Transit is only 1/2 blk away. As you enter this 3 level home you have a good size 2 bdrm w/7 ft ceiling above grnd ste. As you walk upstairs on original hardwood fir floors you have 2 good size bdrms with huge kitchen & eating area, living room has a balcony with views of mountain. The kitchen has a sundeck overlooking a huge backyard & fully fenced. On the top floor there is 2 big bedrooms w/tons of storage. Updates include new landscaping, double glazed windows, new furnace, etc.