

Presented by:
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Vancouver East, Renfrew VE Residential Detached
2641 CHARLES ST, V5K 3A4 **MLS# V866480** **Sold**



List Price:	\$ 700,000	Sold Price:	\$ 680,000	Days on Market:	140
		Sold Date:	17-Jun-11		
Complex/Subdiv: RENFREW					
Frontage:	33.00 ft	Bedrooms:	2	PID:	013-999-184
Depth/Size:	108.0	Bathrooms:	2	Type:	House/Single Family
Lot Area SqFt:	3564.00	Full Baths:	2	Approx Yr Blt:	1942
Rear Yard Exp:	N	Half Baths:	0	Age at List Date:	69
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$3,030 (2010)
Flood Plain:	No	Zoning:	RS-1		
View:	Y - NORTH SHORE MOUNTAINS				
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water				

Style of Home:	Basement Entry	Total Parking:	2	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Lane, Rear		
Foundation:	Concrete Perimeter	Parking Facilities:	Carport; Single		
Exterior:	Stucco				
Rainscreen:	Full	R/I Plumbing:		Dist to School Bus:	2
Type of Roof:	Asphalt	Dist to Public Trans:	2		
Renovations:		Possession:			
Flooring:	Hardwood	Reno Year:		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 - SELLER HAS NEVER LIVED IN
Fireplace Fuel:	Wood			Out Buildings:	
Outdoor Area:	Sundeck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:					

Legal: PL 2195 LD36 LT33 BL3 DL SEC22 SE1 QTR THSL
 Amenities:
 Site Influences: Central Location
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 13'			X			X
Main F.	Kitchen	10' X 12'			X			X
Main F.	Bedroom	10' X 11'			X			X
Below	Recreation Room	24' X 10'			X			X
Below	Bedroom	10' X 10'			X			X
					X			X
					X			X
					X			X
					X			X
					X			X

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	676	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	2	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Down:	676	3	
Finished Floor Bsmt SqFt:	0	4	
Total Finished Floor SqFt:	1,352	5	Basement Area: Full, Fully Finished
		6	
Unfinished Floor:	0	7	
Grand Total Floor Area:	1,352	8	

Listing Broker(s): Multiple Realty Ltd.

Solid old two bedroom home with a cozy living room, hardwood floors and a large concrete sundeck out back. Easy conversion of basement to a one bedroom suite with good height. Great location on one of the nicest streets in Vancouver East. Close to Commercial Drive and T&T.