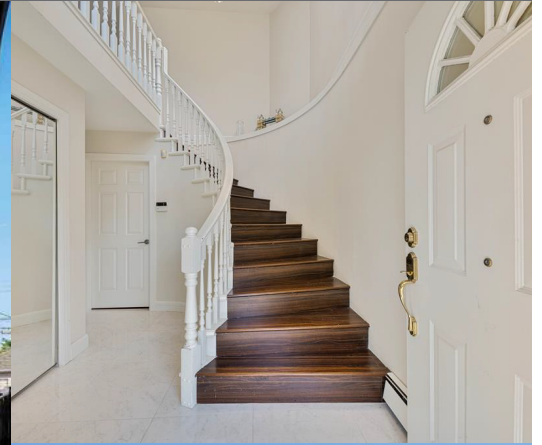


PJ Paul Wu
Jarvis Wong

4706 BRUCE STREET
VANCOUVER, BC, V5N 3Z6



\$1,998,888

6 BEDROOMS

4 BATHROOMS

TOTAL AREA: 2501 FT²

LOT SIZE: 4095 FT²

GARAGE PARKING: 2

TAXES: \$7,030

Welcome Home!

- Bright corner lot Vancouver Special on a large level lot. Large size Vancouver special Totally renovated(owner spent \$300,000) in 2018.
- The foyer opens to a large curved staircase, with a skylight above, leading to the main living area. The living room boasts a cozy wood burning fireplace and is surrounded a bank of tall windows and sliding doors that open onto a tree lined street.
- Upper floor: living room, dining room, kitchen, eating area, family room, sundeck, 3 bedrooms upstairs, 2 bathrooms . The master bedroom features an ensuite and a walk in closet.
- Main floor with three bedrooms and two washrooms.

Grand Central
REALTY

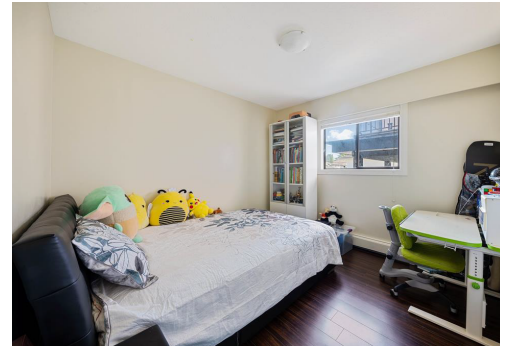
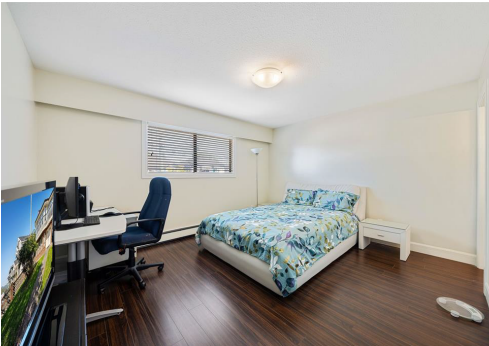
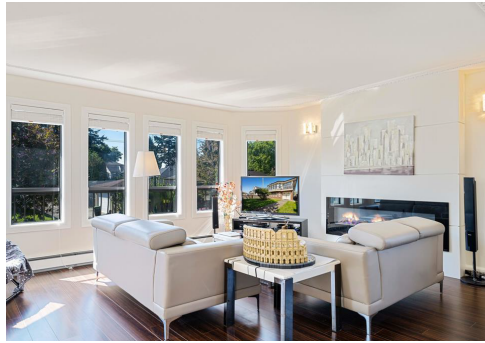
We Provide Professional Showing & E Marketing

Paul Wu: 778 878 4843

Email: pwu@paulwurealestate.ca

Jarvis Wong: 778 861 8165

Email: jarvis@jarviswong.ca



PJ Paul Wu
Jarvis Wong



Paul: 778 878 4843 Jarvis: 778 861 8165



Paul Wu



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Jarvis Wong

Active **4706 BRUCE STREET** Residential Detached
R2864816 Vancouver East **\$1,998,888 (LP)**
Board: V Victoria VE (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,198,888**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1986**
Frontage(feet): **33.00** Bathrooms: **4** Age: **38**
Frontage(metres): **10.06** Full Baths: **4** Zoning: **RS**
Depth / Size: **124.07** Half Baths: **0** Gross Taxes: **\$7,029.96**
Lot Area (sq.ft.): **4,094.32** Rear Yard Exp: For Tax Year: **2023**
Lot Area (acres): **0.09** P.I.D.: **003-885-160** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Community**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey** Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
Construction: **Frame - Wood** Parking: **Garage; Double**
Exterior: **Brick, Vinyl** Driveway Finish:
Foundation: **Concrete Perimeter** Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Renovations: Reno. Year: Property Disc.: **Yes**
of Fireplaces: **1** R.I. Fireplaces: Rain Screen: Fixtures Leased: **No** :
Fireplace Fuel: **Wood** Metered Water: Fixtures Rmvd: :
Fuel/Heating: **Baseboard, Hot Water** R.I. Plumbing: Floor Finish:
Outdoor Area: **Balcony(s)**
Type of Roof: **Tile - Concrete**

Legal: **LOT 29, PLAN VAP2091A, PART N1/2, DISTRICT LOT 706, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:
Site Influences:
Features:

Finished Floor (Main):	984	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,517	Above	Living Room	19'1 x 17'2			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Above	Dining Room	17'2 x 10'9			x	Main 4
Finished Floor (Below):	0	Above	Kitchen	13'5 x 10'5			x	Main 4
Finished Floor (Basement):	0	Above	Family Room	15'1 x 10'5			x	Above 4
Finished Floor (Total):	2,501sq. ft.	Above	Eating Area	15'10 x 10'4			x	Above 4
Unfinished Floor:	0	Above	Primary Bedroom	15'8 x 14'10			x	
Grand Total:	2,501sq. ft.	Above	Bedroom	14'8 x 11'10			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	11'7 x 15'10			x	
		Below	Living Room	21'7 x 13'2			x	
		Below	Kitchen	9'1 x 5'			x	
		Below	Bedroom	16'5 x 9'4			x	
		Below	Bedroom	10'6 x 11'3			x	
		Below	Bedroom	8'6 x 11'3			x	

Suite: **Unauthorized Suite** Registered in MHR?: PAD Rental:
Basement: **None** MHR#: CSA/BCE: Maint. Fee:
Crawl/Bsmt. Height: # of Levels: **2** ByLaw Restrictions:

Listing Broker(s): **Grand Central Realty**

Bright corner lot Vancouver Special on a large level lot. Large size Vancouver special Totally renovated(owner spent \$300,000) in 2018. The foyer opens to a large curved staircase, with a skylight above, leading to the main living area. The living room boasts a cozy wood burning fireplace and is surrounded a bank of tall windows and sliding doors that open onto a tree lined street. Upper floor: living room, dining room, kitchen, eating area, family room, sundeck, 3 bedrooms upstairs, 2 bathrooms . The master bedroom features an ensuite and a walk in closet. Main floor with three bedrooms and two washrooms. Open house Saturday April 6 and Sunday April 7 2:00-4:00.

Paul Wu
778 878 4843
pwu@paulwurealestate.ca



Jarvis Wong
778 861 8165
jarvis@jarviswong.ca

