

Presented by:  
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South Vancouver, Vancouver East Residential Attached  
**7449 MAIN ST** **MLS # V622304** **Sold**



List Price: <b>\$469,000</b>	Sale Price: <b>\$458,000</b>	Days on Market: 45
Original Price: <b>\$469,000</b>	Sale Date: <b>05-Jan-07</b>	
Previous Price:	Subdiv/Complex:	
Frontage: <b>39.61</b>	View:	
Depth/Size: <b>105</b>	Postal Code: <b>V5X 3J7</b>	Type: <b>1/2 Duplex</b>
Lot SqFt: <b>4,159</b>	Bedrooms: <b>4</b>	Approx Yr Blt: <b>2006</b>
Exposure:	Bathrooms: <b>3</b>	Age at List Date: <b>0</b>
Stories in Bldg:	Full Baths: <b>3</b>	Zoning: <b>RT-2</b>
Flood Plain: <b>No</b>	Half Baths: <b>0</b>	Taxes: <b>\$0 / 2006</b>
Meas. Type: <b>Imperial</b>		Gst Incl: <b>No</b>
Fixtures Lsd: <b>No</b>		Apprvl Reqd:
Fixt Removed: <b>N</b>		Occupancy: <b>Under Construction</b>
		Tax Incl Utilities: <b>N</b>

Style of Home: <b>Basement Entry</b>	Total Parking: <b>2</b>	Covered Parking: <b>1</b>
Construction: <b>Frame - Wood</b>	Parking Stall #: <b></b>	Parking Stall Owned: <b></b>
Foundation: <b>Concrete Slab</b>	Parking Access: <b>Lane / Rear</b>	
Exterior: <b>Stucco</b>	Parking Facilities: <b>Garage; Single / Open</b>	
Rain Screen:	Dist to Public Trans: <b>CLOSE</b>	Dist to School/Bus: <b>CLOSE</b>
Type of Roof: <b>Tile - Composite</b>	Units in Development: <b></b>	Total Units in Strata: <b></b>
Renovations:	Locker: <b></b>	Locker #: <b></b>
Flooring: <b>Mixed</b>	Possession: <b></b>	
Water Supply: <b>City/Municipal</b>	Title to Land: <b>Freehold Strata</b>	
Heat/Fuel: <b>Hot Water / Mixed / Natural Gas</b>	Seller's Interest: <b>Registered Owner</b>	
No. of Fireplaces: <b>1</b>	Mortgage Info: <b>0 -</b>	
Fireplace Fuel: <b>Gas - Natural</b>	Property Disclosure: <b>/ Yes</b>	
Outdoor Area: <b>None</b>	Bylaw Restrictions: <b>No Restrictions</b>	
Mngmt Co/Phone:		
Mo. Maint Charge: <b>\$0.00</b>		

Maint Charge Incl: **Other**

Legal: **SL 1 DL 656 GR 1 NWD STRATA PL BCS 2053** PID: **026-837-277**

Amenities: **None**

Features Incl:

Site Influences: **Central Location, Lane Access, Shopping Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 14'						
Main F.	Kitchen	8' X 9'						
Main F.	Master Bedroom	11'9 X 9'10						
Main F.	Bedroom	11'9 X 9'2						
Main F.	Recreation Room	11'5 X 10'8						
Main F.	Bedroom	11'2 X 7'5						
Main F.	Bedroom	11'2 X 7'10						

<b>Floor Area (SqFt):</b>	Total # Rooms: <b>7</b>	<b>Bathrooms:</b>
Finished Floor Area Main: <b>570</b>	Finished Levels: <b>2</b>	1 <b>3 Piece; Ensuite: Y; Level: Above</b>
Finished Floor Area Up: <b>630</b>	Basement Area: <b>None</b>	2 <b>3 Piece; Ensuite: N; Level: Above</b>
Finished Floor Area Down: <b>0</b>	Bsmt Height:	3 <b>3 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Bsmt: <b>0</b>	Restricted Age:	4
Total Finished Floor Area: <b>1,200</b>	# Pets; Cats; Dogs:	5
Unfinished Floor Area: <b>0</b>	# or % Rentals:	6
Grand Total Floor Area: <b>1,200</b>		7
		8

Listing Broker(s): **(1) RE/MAX Central, (2) RE/MAX Central**

**Brand New, Well Built, Front Unit, 1/2 Duplex, Close to Shopping, Superstore & Bus. 2 bdrms above with 2 bath and gas fireplace. Granite countertop, radiant heat. 1 additional bdrm downstairs. Single car garage with lane access. One bdrm suite with separate entrance. Extra parking on Main. 2/5/10 year warranty. Must see.**