

Active

R3154542

Board: V , Detached

House/Single Family

2554 E 7TH AVENUE

Vancouver East

Renfrew VE

V5M 1T4

\$1,799,000 (LP)

(SP)

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Days on Market:8

Orig. Price: \$1,799,000

Prev. Price: \$0

Meas. Type: Feet

Frontage (feet): 33.00

Frontage (metres): 10.06

Depth / Size: 122

Lot Area (sq.ft.): 4,026.00

Lot Area (acres): 0.09

Flood Plain:

View: :

Complex/Subdiv:

First Nation Reserve:

Services Connected: Community

List Date: 8/10/2026

Expiry Date: 11/30/2026

If new, GST/HST inc?:

Bedrooms: 4

Bathrooms: 3

Full Baths: 3

Half Baths: 0

Rear Yard Exp: South

P.I.D.: 012-952-109

Approx. Year Built: 1979

Age: 47

Zoning: R1-1

Gross Taxes: \$8,248.50

For Tax Year: 2025

Tax Inc. Utilities?: No

Tour:

Seller's Acceptance Date:

Subject Removal Date:

Completion Date:

Sewer Type: City/Municipal

Water Supply: City/Municipal

Style of Home: 2 Storey

Construction: Frame - Wood

Exterior: Brick, Vinyl

Foundation: Concrete Slab

Renovations:

of Fireplaces: 2 R.I. Fireplaces:

Fireplace Fuel: Wood

Fuel/Heating: Forced Air

Outdoor Area: Fenced Yard, Sundeck(s)

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total 2

Covered Parking: 1

Parking Access: Lane

Parking: Garage, Single

Driveway Finish:

Dist. to Public Transit: Close

Dist. to School Bus: Close

Title to Land: Freehold NonStrata

Land Lease Expiry Year:

Seller's Interest: Registered Owner

Property Disc.: Yes:

Fixtures Leased: No :

Fixtures Rmvd: No :

Type of Roof: Asphalt

Floor Finish: Hardwood, Laminate, Tile

Legal: LOT 9, BLOCK 20, PLAN VAP3385, PART N1/2, DISTRICT LOT THSL, SECTION 34, NEW WESTMINSTER LAND DISTRICT

Municipal Charges

Garbage:

Water:

Dyking:

Sewer:

Other:

Amenities:

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

Features: ClthWsh/Dryr/Frdg/Stve/DW

Finished Floor (Main): 1,201

Finished Floor (Above): 1,253

Finished Floor (AbvMain2): 0

Finished Floor (Below): 0

Finished Floor (Basement): 0

Finished Floor (Total): 2,454 sq. ft.

Unfinished Floor: 0

Grand Total: 2,454 sq. ft.

Flr Area (Det'd 2nd Res): sq. ft.

Floor Type Dimensions

Main Living Room 16'8 12'

Main Dining Room 15'2 8'

Main Kitchen 10'2 10'10

Main Bedroom 13'3 10'11

Main Bedroom 7'9 14'2

Main Laundry 12'10 9'9

Main Storage 4'8 3'7

Main Patio 16'4 10'4

Above Living Room 13'1 20'3

Above Dining Room 6'8 9'10

Above Kitchen 11'11 10'5

Above Primary Bedroom 13'1 20'10

Above Bedroom 10'1 10'1

Bathrooms

Floor #Pcs

Main 4

Above 4

Above 4

Suite:

Basement: Crawl

Crawl/Bsmt. Ht: # of Levels: 2

of Kitchens: 2 # of Rooms: 14

Manuf Type: Registered in MHR?:

MHR#: CSA/BCE:

ByLaw Restrictions:

PAD Rental:

Maint. Fee:

List Broker 1: Stilhavn Real Estate Services - OFC: 604-398-7999

List Desig Agt 1: Corey Martin PREC* - Phone: 778-836-8842

List Broker 2:

List Desig Agt 2:

Buyer's Broker 1:

Buyer's Agent 1:

Owner: **Privacy Protected** Emily Claire O'Loughlin & Miles Patrick Wishlow & Deborah Jill Simpson

Commission: 1.3%

List Broker 3:

corey@ruthanddavid.com

Appointments:

Call:

Phone:

Touchbase

Corey - TB please

778-836-8842

Occupancy: Owner

Realtor

Remarks:

The info while deemed correct is not guaranteed, Buyers to verify if important. Measurements are taken professionally by Arca Creative.

Some photos digitally staged and/or edited. 2nd bedroom in lower level doesn't have a closet. Offers must include team disclosure and MLD.

1st showings at SNEAKY PEEK Thursday 5-6pm. DRPO Tuesday August 18th at 3PM.

This well-built circa 1979 custom Italian Vancouver Special offers generous open living spaces drenched in natural light. Enjoy North Shore Mountain views & spectacular sunsets. Up has 2 large bedrooms, 2 bathrooms and a massive living area perfect for entertaining & family gatherings. Down offers a spacious, separate yet connected 1 bedroom + den suite, ideal for multi-generational living or income potential. Both levels feature high-efficiency wb fireplace inserts & laundry. The attached garage, currently used as a studio, bonus crawl space, South facing deck, fenced yard, patios & mature gardens add to the appeal. Centrally located within walking distance of schools, parks, shops, restaurants and transit. This home has been lovingly cared for by only its second owners!