

Depth/Size (ft):		Bedrooms:	5	Approx. Year Built:	1973
Frontage (ft):	34.57	Bathrooms:	3	Age:	51
Lot Area: (sq.ft.)	6,438.00	Full Baths:	2	Zoning:	RS-1
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$7,562.13
Rear Yard Exp:				For Tax Year:	2023
View:				P.I.D.:	007-882-084

Style of Home:	Basement Entry	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Stucco	Parking Access:	Front
Foundation:		Parking:	Carport; Multiple,Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Electric,Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	No
Outdoor Area:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity, Sanitary Sewer, Storm Sewer, Water

Legal: LOT 84 DISTRICT LOT 334 PLAN 14240

Amenities:

Site Influences: Central Location, Cul-de-Sac, Golf Course Nearby, Recreation Nearby, Shopping Nearby

Features: Drapes/Window Coverings, Refrigerator, Stove

Bylaw Restrict:

Listing Broker(s): RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'4 x 18'5	Bsmt	Recreation Room	12'0 x 19'1
Main	Kitchen	11'0 x 8'7	Bsmt	Bedroom	15'6 x 10'1
Main	Eating Area	7'0 x 11'0	Bsmt	Bedroom	11'1 x 8'4
Main	Dining Room	11'0 x 9'6	Bsmt	Kitchen	10'0 x 10'2
Main	Primary Bedroom	12'0 x 12'4	Bsmt	Laundry	7'0 x 12'4
Main	Bedroom	9'4 x 10'0	Bsmt	Foyer	13'4 x 10'8
Main	Bedroom	13'5 x 8'9			

Finished Floor (Main):	1,266 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	1,073 sqft	# Of Levels:	2	Main	2	Yes
Finished Floor (Bsmt):	0 sqft	Suite:		Bsmt	3	No
Finished Floor (Total):	2,339 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	2,339 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

Build your dream home or throw some sweat equity into this solid 5-bedroom family home either way, you can't go wrong living in the desirable Champlain Heights neighbourhood. Downstairs has the ideal set up for an in-law suite or a rental. With a large fully fenced backyard and situated in a cul de sac there is plenty of room for the kids and pets to play. Your local amenities include; Fraserview Golf Course, Everett Crowley Park, Champlain Heights Community Ctr, tennis courts, and Champlain Mall. Check with the City of Vancouver about the potential for 3 - 6 units.