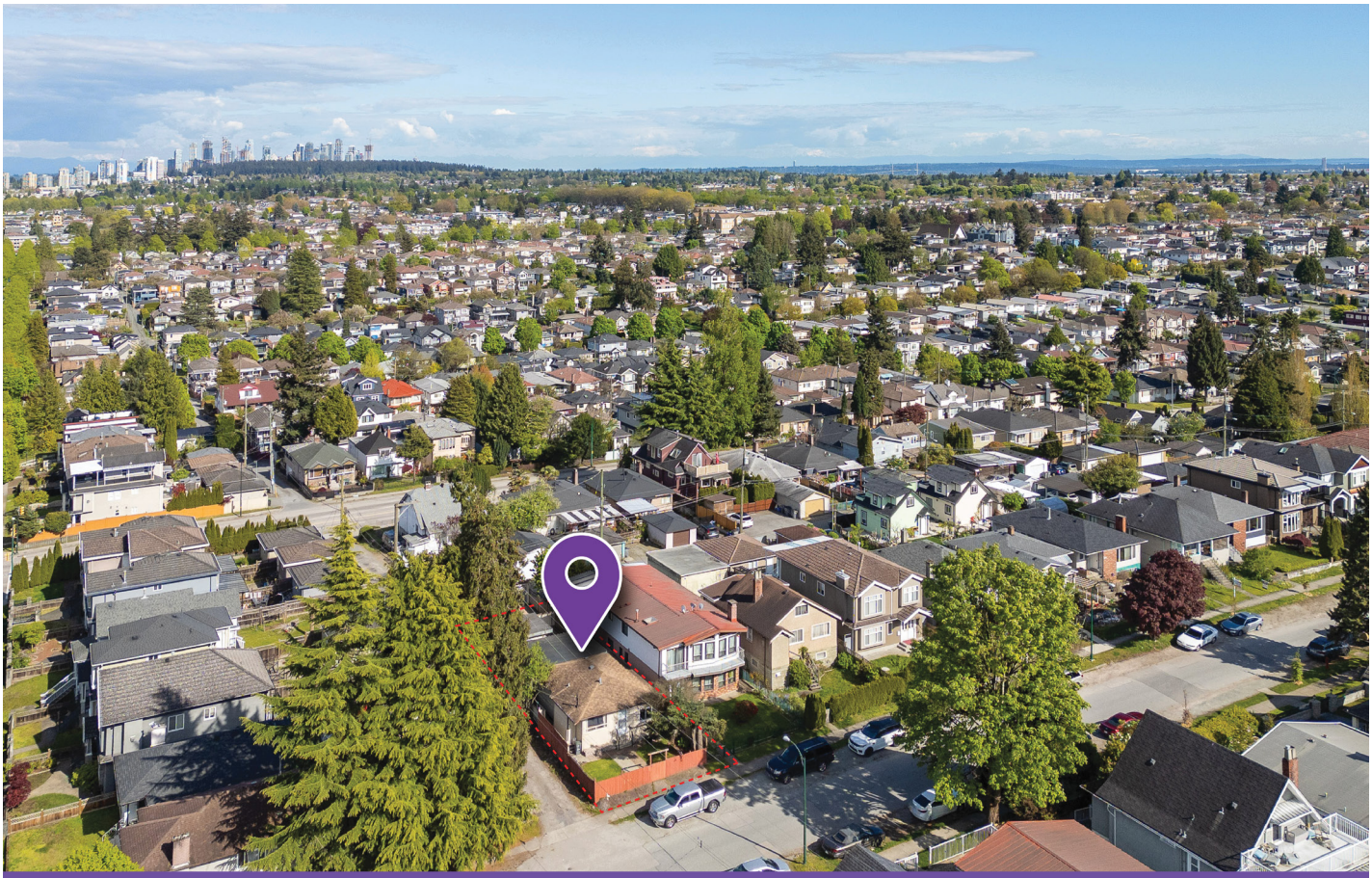


★ KEY FEATURES

- **TENANCY: Currently Tenanted**
- **UPDATES: Some updates throughout the home, including kitchen, floors, and windows**
- **PROXIMITY: Close to Kensington Park, Community Centre, and South Memorial Park**





Disclaimer: The information in this feature sheet is provided to the best of our knowledge. We advise double-checking all details independently before making any decisions.

















BOOK A VISIT 778.846.7100

Active
R2879259
Board: V
House/Single Family

5306 CULLODEN STREET
Vancouver East
Knight
V5W 3R6

Residential Detached
$1,599,000 (LP)
(SP)



Sold Date:		If new, GST/HST inc?:		Original Price:	**$1,599,000**
Meas. Type:	**Feet**	Bedrooms:	**2**	Approx. Year Built:	**1955**
Frontage(feet):	**28.00**	Bathrooms:	**1**	Age:	**69**
Frontage(metres):	**8.53**	Full Baths:	**1**	Zoning:	**R1-1**
Depth / Size:	**122.80**	Half Baths:	**0**	Gross Taxes:	**$6,187.34**
Lot Area (sq.ft.):	**3,438.40**	Rear Yard Exp:		For Tax Year:	**2023**
Lot Area (acres):	**0.08**	P.I.D.:	**014-801-833**	Tax Inc. Utilities?:	**No**
Flood Plain:				Tour:	**Virtual Tour URL**
View:	**:**				
Complex/Subdiv:					
First Nation Reserve:					

Services Connected: **Community, Electricity, Natural Gas**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey, Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Concrete, Stucco, Vinyl**
Foundation: **Concrete Perimeter**

Renovations: **Partly** Reno. Year:
# of Fireplaces: R.I. Fireplaces: Rain Screen:
Fireplace Fuel: Metered
Fuel/Heating: **Baseboard, Electric** R.I. Plumbing:
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Torch-On**

Total Parking: **2** Covered Parking: **1** Parking Access:
Parking: **Garage; Single, Open**
Driveway Finish:
Dist. to Public Transit: **1** Dist. to School Bus: **1**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures **No :**

Fixtures Rmvd: **:**

Floor Finish: **Laminate**

Legal: **LOT 18, BLOCK 3, PLAN VAP1383, DISTRICT LOT 711, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXC (A) THE N 3' & (B) THE E 2.5', NOW HWYS**

Amenities: **In Suite Laundry, Workshop Detached**

Site Influences: **Central Location, Recreation Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	**1,062**
Finished Floor (Above):	**0**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**1,062 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**1,062 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite:**None**
Basement:**None**

Crawl/Bsmt. Height: # of Levels: **1**
# of Kitchens: **1** # of Rooms: **8**

Floor	Type	Dimensions
Main	**Living Room**	**12'3 x 8'6**
Main	**Dining Room**	**12'3 x 8'**
Main	**Kitchen**	**8'9 x 7'7**
Main	**Eating Area**	**8'6 x 6'7**
Main	**Primary Bedroom**	**11'10 x 9'0**
Main	**Bedroom**	**19'10 x 15'2**
Main	**Office**	**11'8 x 9'4**
Main	**Workshop**	**11'8 x 12'0**
		x
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms

Floor	#Pcs
Main	**4**

Manuf Type: Registered in PAD Rental:
MHR# CSA/BCE: Maint. Fee:
ByLaw

Listing Broker(s): **RE/MAX Select Realty**

Rancher home situated on a 28x122.8 sf lot = 3,438.4, (Rs1-1zoning) .7sf duplex or build a new home. 3rd floor would have nice views of the North Shore. Some updates throughout the home, include kitchen, floors, and windows. Currently tenanted. Owner uses the workshop and 1 car garage. Close to Kensington Park and Community centre and South Memorial Park.

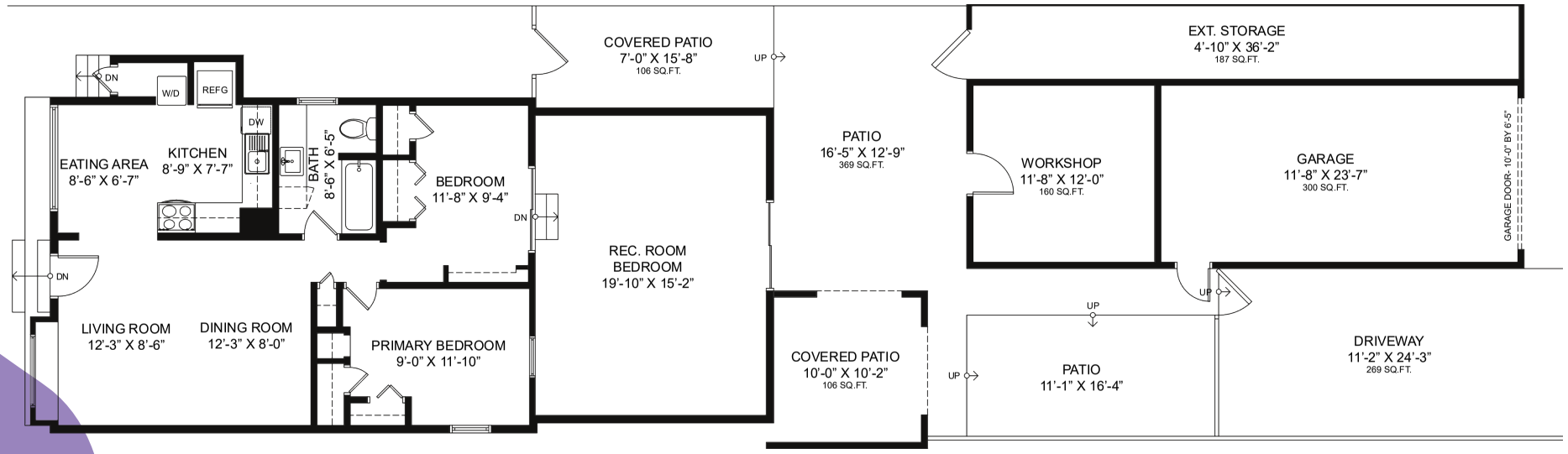
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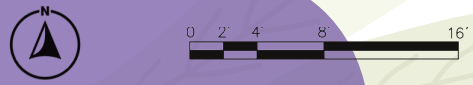
5306 CULLODEN STREET
VANCOUVER, BC

2 BEDROOMS + 1 BATHROOM

CEILING HEIGHT: 8'-0" TO 9'-0"

TOTAL INTERIOR:	1,062 SQ.FT.
EXTERIOR LIVING:	581 SQ.FT.
GARAGE:	300 SQ.FT.
WORKSHOP:	160 SQ.FT.
EXTERIOR STORAGE:	187 SQ.FT.
DRIVEWAY:	269 SQ.FT.





Floor plan not suitable for architectural/construction purposes. ANSI Z765 stand used to calculate square footage. Buyer to verify. E&O insured for $1,000,000.

OPTIMUM
FLOOR PLAN DESIGNS