



List Price:	\$1,100,000	Previous Price:	
		Original Price:	\$1,100,000
Complex/Subdiv:			
Frontage:	33.00 ft	Bedrooms:	5
Depth/Size:	124.50	Bathrooms:	3
Lot Area SqFt:	4,108	Full Baths:	2
Rear Yard Exp:	N	Half Baths:	1
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:	No	Zoning:	RT-5
View:	Y - NORTSHORE MOUNTAIN VIEW FROM 2ND FLOOR		
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer		

Style of Home:	2 Storey w/Bsmt.	Total Parking:	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front, Lane	
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Single	
Exterior:	Wood			
Rainscreen:	No	R/I Plumbing:	Dist to Public Trans:	1 BLK
Type of Roof:	Asphalt		Possession:	Dist to School Bus:
Renovations:	Partly	Reno Year:	Title to Land:	Freehold NonStrata
Flooring:	Hardwood, Laminate		Seller's Interest:	Court Ordered Sale
Water Supply:	City/Municipal		Mortgage Info:	\$0
Heat/Fuel:	Radiant, Natural Gas, Hot Water		Property Disclosure:	N - SEE 'SCHEDULE A' FOR DETAILS
No. of Fireplaces:	2	R/I Fireplaces:	Out Buildings:	
Fireplace Fuel:	Gas - Natural			
Outdoor Area:	Fenced Yard, Patio(s) & Deck(s)			
Pad Rental:				
Fixtures Leas:	N			
Fixt Removed:				

Legal:	PL VAP1255 LT 14 BLK 47 DL 264A LD 36
Amenities:	
Site Influences:	Central Location, Lane Access, Private Setting, Shopping Nearby
Features Incl:	

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12'5 X 11'4	Below	Living Room	20' X 10'			X
Main F.	Dining	16'2 X 9'5	Below	Dining	6' X 10'			X
Main F.	Nook	6' X 11'4	Bsmt	Kitchen	11'5 X 10'			X
Main F.	Kitchen	13'3 X 11'4	Below	Bedroom	13'3 X 10'			X
Main F.	Foyer	6' X 8'5	Below	Bedroom	10' X 8'7			X
Above	Bedroom	13' X 11'			X			X
Above	Bedroom	10'5 X 11'			X			X
Above	Bedroom	10' X 7'			X			X
Above	Den	7' X 7'			X			X
Above	Cold Room	6' X 11'			X			X

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	574	Total # Rooms:	15
Finished Floor Up SqFt:	505	# Kitchens:	2
Finished Floor Down:	643	Finished Levels:	3
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	1,722	Basement Area:	Full, Separate Entry
			5
			6
Unfinished Floor:	0	Suite:	Unauthorized Suite
Grand Total Floor Area:	1,722		7
			8

Listing Broker(s): Royal LePage Westside

Truly fantastic location! Steps away from vibrant Commercial Dr, this sunny south facing classic character home on quiet st. w/ sep entry reno'ed 2 bd bsmt unit has many original features & some updates. With orig. stained glass, fir plank flrs & upgraded wiring it has great bones but needs an extensive reno on main & 2nd flrs - this could be your dream restoration project! Presently quite livable, spacious rooms on main & dwnstrs have hot water in-floor heating, 2 gas firepl, new kitch cabs & counters up & down. Options abound w/ RT-5 2 family zoning: buy & hold/rent, reno/rebuild, or build new. As is where is. Level lot w/ lane & det. garage. Nice 2nd fl. Mtn view. Don't delay, offer today!



List Price:	\$939,900	Previous Price:	
		Original Price:	\$939,900
Complex/Subdiv:	MOUNT PLEASANT		
Frontage:	25.00 ft	Bedrooms:	3
Depth/Size:	122	Bathrooms:	2
Lot Area SqFt:	0	Full Baths:	1
Rear Yard Exp:		Half Baths:	1
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:		Zoning:	RT3
View:			
Serv. Connected:	Electricity, Natural Gas, Water		
PID:	015-575-713		
Type:	House/Single Family		
Approx Yr Bilt:	1901		
Age at List Date:	114		
Taxes:	\$4,281 (2013)		

Style of Home:	1 1/2 Storey	Total Parking:	0	Covered Parking:	0
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	None		
Exterior:	Stucco				
Rainscreen:		R/I Plumbing:	No	Dist to Public Trans:	1 BLK
Type of Roof:	Asphalt			Dist to School Bus:	3 BLKS
Renovations:	Partly	Reno Year:	2005	Possession:	
Flooring:	Wall/Wall/Mixed			Title to Land:	Freehold NonStrata
Water Supply:	City/Municipal			Seller's Interest:	Court Ordered Sale
Heat/Fuel:	Baseboard, Electric, Natural Gas			Mortgage Info:	\$0
No. of Fireplaces:	1	R/I Fireplaces:		Property Disclosure:	Y
Fireplace Fuel:	Gas - Natural			Out Buildings:	
Outdoor Area:	None				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: LOT 29 BLOCK 91 PLAN VAP196 DISTRICT LOT 196 LAND DISTRICT 1 LAND DISTRICT 36
 Amenities:
 Site Influences: Central Location, Lane Access, Private Yard, Recreation Nearby, Shopping Nearby
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	0' X 0'			X			X
Main F.	Dining	0' X 0'			X			X
Main F.	Kitchen	0' X 0'			X			X
Main F.	Bedroom	0' X 0'			X			X
Above	Master Bedroom	0' X 0'			X			X
Above	Bedroom	0' X 0'			X			X
					X			X
					X			X
					X			X
					X			X

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	952	Total # Rooms:	6
Finished Floor Up SqFt:	285	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	2
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	1,237	Basement Area:	None
			5
			6
Unfinished Floor:	0	Suite:	7
Grand Total Floor Area:	1,237		8

Listing Broker(s): RE/MAX Select Properties

Great 25' x 122' lot in the historical Strathcona area. Close to Chinatown & Downtown. Features 3 bedrooms and 2 baths. Roof and double pane windows were done in 2005. Enjoy the convenience of this location and the lovely neighbourhood. Excellent holding property for builders or investors. Sold as is where is.