



Presented by:  
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Vancouver East, Renfrew Heights **MLS# V1040959** Residential Detached  
**4105 SLOCAN ST, V5R 1Z1** **Active**



List Price:	\$1,288,000	Previous Price:	
		Original Price:	\$1,288,000
Complex/Subdiv:			
Frontage:	49.50 ft	Bedrooms:	5
Depth/Size:	128.5	Bathrooms:	4
Lot Area SqFt:	6,361	Full Baths:	3
Rear Yard Exp:	W	Half Baths:	1
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:	No	Zoning:	RS-1
View:	Y - Downtown and Northshore		
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
PID:	010-983-741	Type:	House/Single Family
Approx Yr Blt:	1999	Age at List Date:	15
Taxes:	\$5,585 (2013)		

Style of Home:	3 Storey	Total Parking:	4	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Lane		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Brick, Stucco				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	1
Type of Roof:	Tile - Composite			Dist to School Bus:	3
Renovations:		Reno Year:		Possession:	
Flooring:	Hardwood, Tile			Title to Land:	Freehold NonStrata
Water Supply:	City/Municipal			Seller's Interest:	Registered Owner
Heat/Fuel:	Radiant, Natural Gas			Mortgage Info:	\$0
No. of Fireplaces:	2	R/I Fireplaces:		Property Disclosure:	Y
Fireplace Fuel:	Gas - Natural			Out Buildings:	/Garage Sz: r
Outdoor Area:	Balcony(s); Patio(s) or Deck(s), Fenced Yard				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	Y - All TV's				

Legal: PL VAP6055 LT 53 BLK 2 DL THSL LD 36 SEC 46 PART NE 1/4, AMEND (SEE 241488L).  
 Amenities:  
 Site Influences: Central Location, Recreation Nearby  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Intercom, Jetted Bathtub, Microwave, Security System, Smoke Alarm, Vacuum Blt. In

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17' X 13'	Below	Recreation Room	15' X 14'			X
Main F.	Kitchen	15' X 10'	Below	Kitchen	6'6 X 6'			X
Main F.	Dining	13'6 X 11'6	Below	Dining	8' X 6'			X
Main F.	Nook	7'6 X 6'6	Below	Bedroom	16' X 13'			X
Main F.	Family Room	17' X 14'	Below	Laundry	11' X 9'			X
Main F.	Entrance Hall	10' X 8'6	Below	Storage	17' X 14'			X
Above	Master Bedroom	17' X 15'6						X
Above	Master Bedroom	16'6 X 13'						X
Above	Bedroom	12' X 11'6						X
Above	Bedroom	10'6 X 8'6						X

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>	
Main Floor Area SqFt:	1,273	Total # Rooms:	16
Finished Floor Up SqFt:	1,250	# Kitchens:	2
Finished Floor Down:	1,157	Finished Levels:	3
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	6' / 8'
Total Finished Floor SqFt:	3,680	Basement Area:	None
Unfinished Floor:	0	Suite:	7
Grand Total Floor Area:	3,680		8

Listing Broker(s): RE/MAX Crest Realty Westside

Welcome to this beautiful custom built home on a huge 50X128 corner lot with amazing views of downtown & NS mountains! Extravagant entrance hall leads to a well laid out & functional formal living and dining, gourmet kitchen, & sunken family room which opens up to an amazing huge patio excellent for entertaining. Easy to maintain, fully landscaped yard with gorgeous palm trees surrounds this unique house. 3 levels with a walk out basement(suitable),5bdrms, 4bathrms, 2master bdrms, and a state of the art entertainment room w/wet bar and plenty of parking! Steps to Skytrain, Renfrew Recreation Centre. John Norquay Elementary & Gladstone/Windermere Secondary School Catchment. Pleasure to show. Call today to book your private tour!