

Great Building lot!

4259 John Street, Vancouver
2 beds, 1 bath - House/Single Family



Price: \$1,300,000
Type: House
Beds: 2
Baths: 1
Built: 1960
Size: 744 sqft
Lot: 3,695 Sq.Ft.
Taxes: \$4,432 (2015)

Katayoon Webb

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RE/MAX[®]

Vancouver, Main
4259 John Street, V5V 3W8

MLS# R2068356
\$1,300,000

Residential Detached
Active



Complex/Subdiv: **MAIN/FRASER**
 Frontage: **25.00** Bedrooms: **2** PID: **014-844-613**
 Depth/Size: **148** Bathrooms: **1** Approx Yr Blt: **1960**
 Lot Area SqFt: **3695** Half Baths: **0**
 Rear Yard Exp: **South** Full Baths: **1**
 Taxes: **\$4,432 (2015)**
 Type: **House/Single Family**
 View: **Yes**

Style of Home:	1 Storey	Total Parking:	0	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Lane,Rear		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Single		
Exterior:	Mixed,Stucco				
Rainscreen:		Dist to Public Trans:		Dist to School Bus:	
Type of Roof:	Torch-On	Possession:			
Reno Year:	0	Title to Land:	Freehold NonStrata		
Flooring:	Hardwood,Mixed	Seller's Interest:			
Water Supply:	City/Municipal				
Heat/Fuel:	Forced Air,Natural Gas				
No. of Fireplaces:	1	Property Disclosure:	Y		
Fireplace Fuel:	Wood	Outdoor Area:	Fenced Yard		
Locker:		Units in Development:	0	Total Units in Strata:	0
Mngmt Co:		Property Disclosure:	Y		
Mngmt Ph:		Maint Fee:	\$0.00		

Maint Charge Incl:

Legal: **PL VAP1338 LT 26A DL 631 LD 36**
 Amenities: **Garden,In Suite Laundry**
 Site Influences: **Central Location,Private Setting,Shopping Nearby**
 Features Incl: **Clothes Washer,Drapes/Window Coverings,Garage Door Opener,Refrigerator,Smoke Alarm,Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'4 x 12'			x			x
Main	Kitchen	11'1 x 12'3			x			x
Main	Bedroom	10'1 x 11'2			x			x
Main	Bedroom	10'1 x 10'8			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Total Floor Area:	744 sqft	Bathrooms	
Total # Rooms:	4	1	4 Piece; Ensuite: N; Level: Main
Finished Levels:	2	2	
Basement:	Crawl,None	3	
Restricted Age:		4	
# Pets / Cats; Dogs:		5	
Virtual Tour URL:		6	
		7	
		8	

This fantastic building lot in a prime location, on one of the best streets of Main Vancouver East, is just awaiting your building plans. The lot is 25 X 148 with a lane access! A coach house would be approved with the right plans. The owner would prefer to rent back the house till end of this year, and by then you would have all the permits and plans in place to do a spring build. Please respect the owner's privacy and do not walk on the property without a prior appointment. Your neighbors are mostly new builds or fully renovated homes, the street appeal is great and it is a great community with amazing amenities. Private viewings only!

The enclosed information while deemed to be correct, is not guaranteed.
 If your home is listed with another broker, this is not intended as a solicitation.