



Presented by:
Katayoon Webb

RE/MAX Crest Realty Westside
Phone: 604-315-8715

katayoonwebb@remax.net



Active
R2068356
Board: V
House/Single Family

4259 JOHN STREET
Vancouver East
Main
V5V 3W8

Residential Detached
\$1,300,000 (LP)
(SP)



Sold Date:	Frontage (feet):	25.00	Original Price: \$1,300,000
Depth / Size (ft.):	Bedrooms:	2	Approx. Year Built: 1960
Lot Area (sq.ft.):	Bathrooms:	1	Age: 56
Flood Plain: No	Full Baths:	1	Zoning: RS-7
Rear Yard Exp: South	Half Baths:	0	Gross Taxes: \$4,431.97
Approval Req?:			For Tax Year: 2015
If new, GST/HST inc?:			Tax Inc. Utilities?: Yes
			P.I.D.: 014-844-613
			Tour: Virtual Tour URL

View: **Yes: NORTH SHORE MOUNTAINS**

Complex / Subdiv: **MAIN/FRASER**

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard**
Type of Roof: **Torch-On**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: Covered Parking: **1** Parking Access: **Lane, Rear**
Parking: **Garage; Single**

Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Seller's Interest: **Registered Owner**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Mixed**

Dist. to School Bus:

Legal: **PL VAP1338 LT 26A DL 631 LD 36**

Amenities: **Garden, In Suite Laundry**

Site Influences: **Central Location, Private Setting, Shopping Nearby**

Features: **Clothes Washer, Drapes/Window Coverings, Garage Door Opener, Refrigerator, Smoke Alarm, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'4 x 12'			x			x
Main	Kitchen	9'0 x 9'0			x			x
Main	Bedroom	10'1 x 11'2			x			x
Main	Bedroom	9'0 x 11'2			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): **744**
Finished Floor (Above): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **744 sq. ft.**

Unfinished Floor: **0**
Grand Total: **744 sq. ft.**

of Rooms: **4**
of Kitchens: **1**
of Levels: **1**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **2**
Basement: **Crawl, None**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2			
3			
4			
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

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

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 shops, restaurants, cafe's and all other amenities with in walking distance. Private viewings only!