

Vancouver, Collingwood VE
4702 Clarendon Street, V5R 3J1

MLS# R2290120
\$1,315,000

Residential Detached
Active



Complex/Subdiv: **Collingwood**
Frontage: **120.0** Bedrooms: **5** PID: **014-595-800**
Depth/Size: **33** Bathrooms: **3** Approx Yr Blt: **1947**
Lot Area SqFt: **3960** Half Baths: **0**
Exposure: Full Baths: **3**
Taxes: **\$4,864 (2017)**
Type: **House/Single Family**
View: **No**

Style of Home: **Rancher/Bungalow w/Bsmt.** Total Parking: **0** Covered Parking: **0**
Construction: **Frame - Wood** Parking Access: **Front**
Foundation: **Concrete Perimeter** Parking Facilities: **None,Open**
Exterior: **Mixed,Stucco,Vinyl**
Rainscreen:
Type of Roof: **Asphalt** Dist to Public Trans: **2** Dist to School Bus: **2**
Reno Year: **2016** Possession:
Flooring: **Laminate,Mixed** Title to Land: **Freehold NonStrata**
Water Supply: **City/Municipal** Rear Exposure: **Northeast**
Heat/Fuel: **Electric,Forced Air,Natural Gas**
No. of Fireplaces: **1** Property Disclosure: **Y**
Fireplace Fuel: **Electric** Outdoor Area: **Fenced Yard,Sundeck(s)**
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 VAP1507 LT 3 BLK 8 DL 52 LD 36. OF LOT 2, & BLK 9.**
Amenities:
Site Influences: **Central Location,Paved Road,Recreation Nearby,Shopping Nearby**
Features Incl: **ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'3 x 13'4	Below	Bedroom	11'8 x 8'7			x
Main	Kitchen	10'4 x 7'11			x			x
Main	Master Bedroom	13'1 x 11'5			x			x
Main	Bedroom	9' x 7'8			x			x
Main	Bedroom	9'11 x 8'			x			x
Main	Living Room	16'10 x 8'11			x			x
Main	Kitchen	11'3 x 7'5			x			x
Below	Kitchen	11'3 x 7'5			x			x
Below	Living Room	12'2 x 12'1			x			x
Below	Bedroom	12'2 x 9'2			x			x

Total Floor Area: **1,923 sqft** Bathrooms
Total # Rooms: **11** 1 4 Piece; Ensuite: N; Level: Main
Finished Levels: **1** 2 3 Piece; Ensuite: N; Level: Main
Basement: **Full,Fully Finished** 3 4 Piece; Ensuite: N; Level: Below
Restricted Age: 4
Pets / Cats; Dogs: 5
Virtual Tour URL: 6
7
8

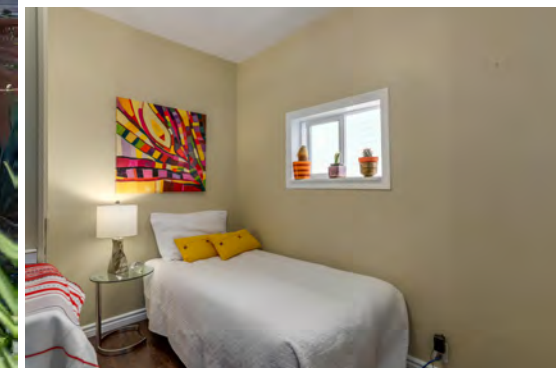
Perfect choice for an affordable house in Vancouver! 5 bdrms, 3 bthrms, 3 kitchens! Main floor is renovated with all new kitchen, new bthrm, all new flooring & it's own in-suite laundry. The back unit is a renovated one bedrm suite for extended family and can be used separately or part of the main house. Downstairs is a 2 bed, 1 bath legal suite. The extensive renos include: 3 new electrical panels, all new pipes, including the main water supply from the city, new metal roof, new boiler and water heating by Eco King, new shared laundry, new shed/workshop in the yard, newer stairs and gardening beds, attic is clean and covered by plywood for easy storage. 5 Min to Skytrain. RT11 Zoning allows potential Duplex. Private Showing 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.

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Great Investment!

4702 Clarendon Street, Vancouver
5 beds, 3 baths - RT11 Zoning



Price: \$1,315,000
Type: House
Beds: 5
Baths: 3
Built: 1947
Size: 1,923 sqft
Lot: 3,960 Sq.Ft.
Taxes: \$4,864 (2017)

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4702 Clarendon Street, Vancouver
5 beds, 3 baths - House/Single Family



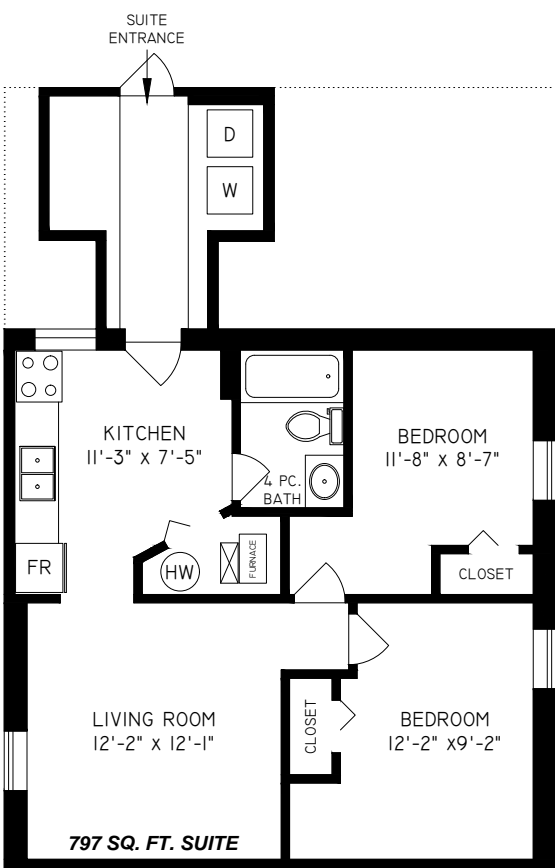
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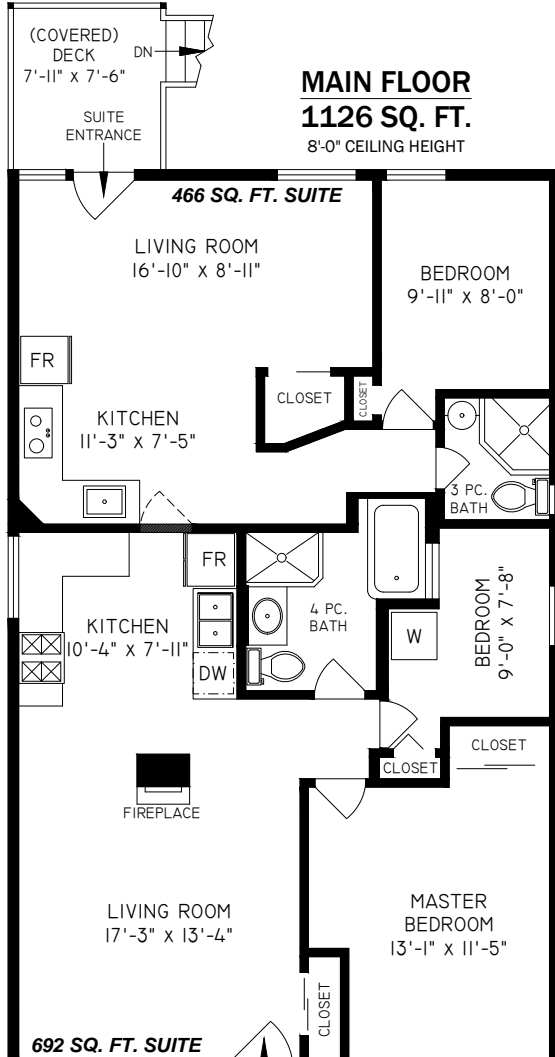
www.katayoonwebb.com homes@katayoonwebb.com
604.315.8715

LOWER FLOOR
797 SQ. FT.
7'-6" CEILING HEIGHT




797 SQ. FT. SUITE

MAIN FLOOR
1126 SQ. FT.
8'-0" CEILING HEIGHT



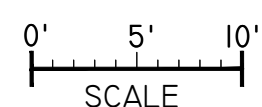
466 SQ. FT. SUITE

692 SQ. FT. SUITE



ABSOLUTE MEASURING

THE REPRESENTED FLOOR PLANS ARE NOT SUITABLE FOR CONSTRUCTION/ARCHITECTURAL PURPOSES. EVERY EFFORT HAS BEEN MADE TO REPRESENT ALL DIMENSION ACCURATELY. E&O INSURED.



4702 CLARENDON STREET, VANCOUVER		
FLOOR	AREA (SQ. FT.)	
	FINISHED	DECK
MAIN	1126	59
LOWER	797	-
TOTAL	1923	59