



Presented by:  
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Vancouver East, Collingwood Vancouver East

**MLS# V1057054**

Residential Detached

**4972 MANOR ST, V5R 3Y2**

**Active**



List Price: \$1,299,000 Previous Price:  
 Original Price: \$1,299,000

Complex/Subdiv:

Frontage:	54.40 ft	Bedrooms:	8	PID:	011-142-219
Depth/Size:	99	Bathrooms:	6	Type:	House/Single Family
Lot Area SqFt:	0	Full Baths:	5	Approx Yr Blt:	2006
Rear Yard Exp:		Half Baths:	1	Age at List Date:	8
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$5,556 (2013)
Flood Plain:		Zoning:	RS-1		

View:

Serv. Connected: Electricity, Natural Gas

Style of Home:	2 Storey w/Bsmt.	Total Parking:	Covered Parking: 2
Construction:	Frame - Wood	Parking Access:	Front
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double
Exterior:	Mixed		
Rainscreen:		R/I Plumbing:	Dist to Public Trans: NEAR
Type of Roof:	Other		Dist to School Bus: NEAR
Renovations:		Reno Year:	Possession:
Flooring:			Title to Land: Freehold NonStrata
Water Supply:	City/Municipal		Seller's Interest: Court Ordered Sale
Heat/Fuel:	Electric		Mortgage Info: \$0
No. of Fireplaces:	1	R/I Fireplaces:	Property Disclosure: N - COURT ORDER SALE
Fireplace Fuel:	Gas - Natural		Out Buildings:
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)		
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:			

Legal: PL VAP5485 LT 6 BLK 97&98 DL 37 LD 36  
 Amenities:  
 Site Influences: Central Location  
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'8 X 13'3	Bsmt	Kitchen	12'3 X 11'8			X
Main F.	Kitchen	13'8 X 9'3	Bsmt	Bedroom	10'5 X 8'11			X
Main F.	Dining	13'8 X 8'8	Bsmt	Kitchen	12'9 X 7'9			X
Main F.	Bedroom	11'11 X 11'	Bsmt	Bedroom	8'8 X 8'5			X
Main F.	Bedroom	13'2 X 9'8	Bsmt	Bedroom	9'11 X 7'1			X
Above	Master Bedroom	12' X 11'11			X			X
Above	Bedroom	12' X 9'9			X			X
Above	Bedroom	13'4 X 10'3			X			X
Above	Den	10'3 X 7'8			X			
Bsmt	Living Room	12'9 X 9'1			X			

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	15	<b>Bathrooms</b>	1 2 Piece; Ensuite: N; Level: Main F.
Main Floor Area SqFt:	1,181	# Kitchens:	3		2 5 Piece; Ensuite: Y; Level: Above
Finished Floor Up SqFt:	998	Finished Levels:	3		3 4 Piece; Ensuite: N; Level: Bsmt
Finished Floor Down:	0	Crawl/Bsmt Height:			4 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Bsmt SqFt:	1,052	Basement Area:	Fully Finished		5 4 Piece; Ensuite: N; Level: Above
Total Finished Floor SqFt:	3,231				6 4 Piece; Ensuite: N; Level:Bsmt
Unfinished Floor:	0	Suite:			7
Grand Total Floor Area:	3,231				8

Listing Broker(s): Royal Pacific Realty Corp., Royal Pacific Realty Corp.

Court Ordered Sale. Best priced newer and larger home in Van East. 4 bedrooms and den up w/2 ensuite bedrooms. Two unauthorized accommodation suites in the basement with separate entries. No back lane. Property sold "as is where is".