



Presented by:  
**Luis Ayala PREC\***

Metro Edge Realty  
Phone: 604-551-4418  
www.luisayala.ca  
luisayala@shaw.ca



**Active**  
**R2319663**

Board: V  
Townhouse

**5668 WESSEX STREET**

Vancouver East  
Killarney VE  
V5R 6G7

Residential Attached

**\$615,000** (LP)   
(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$615,000</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>1999</b>
Depth / Size (ft.):	Bedrooms: <b>3</b>	Age: <b>19</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>3</b>	Zoning: <b>MF</b>
Flood Plain:	Full Baths: <b>2</b>	Gross Taxes: <b>\$1,257.00</b>
Council Apprv?:	Half Baths: <b>1</b>	For Tax Year: <b>2017</b>
Exposure:	Maint. Fee: <b>\$451.55</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>024-593-117</b>
Mgmt. Co's Name: <b>Strataco</b>		Tour:
Mgmt. Co's Phone: <b>604-294-4141</b>		
View: <b>No :</b>		
Complex / Subdiv: <b>Killarney Villas</b>		
Services Connected: <b>Electricity, Sanitary Sewer, Water</b>		

Style of Home: **2 Storey, Ground Level Unit**  
Construction: **Frame - Metal**  
Exterior: **Mixed, Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Other**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:  
# of Fireplaces: **0**

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**  
Parking: **Garage; Underground**  
Locker: **Y**  
Dist. to Public Transit:  
Units in Development: **28** Dist. to School Bus:  
Title to Land: **Freehold Strata** Total Units in Strata: **28**  
Property Disc.: **No**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish: **Mixed, Other**

Maint Fee Inc: **Management**  
Legal: **PL LMS3991 LT 4 DL 37 LD 36.**

Amenities: **Elevator, In Suite Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	15'8 x 13'13			x			x
Main	Living Room	15'8 x 13'10			x			x
Above	Master Bedroom	15'5 x 13'9			x			x
Above	Bedroom	12' x 9'9			x			x
Above	Bedroom	15'1 x 8'11			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>577</b>	# of Rooms: <b>5</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>823</b>	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3	Above	3	No	Pool:
Finished Floor (Total): <b>1,400 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Door Height:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>1,400 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

Listing Broker(s): **MLA Realty**

**MLA Realty**

**Opportunity knocks! Welcome home to Killarney Villas. This 3 bedroom, 3 bath townhome is the perfect canvas for all your design ideas. A rare townhome in the Killarney neighbourhood and centrally located within walking distance of many amenities including Joyce skytrain, Safeway, London Drugs, schools and neighbouring Central Park. This ground level walk-out includes 1400 sq. ft of living space including 3 bedrooms up and a spacious outdoor garden space. It also allows direct access to the suite from the parkade (unique)! 2 parking stalls, 1 storage, pet friendly ( 2 pets, any size ) and rentals welcome. Call today for your private viewing. Sold "as-is-where is".**



Presented by:  
**Luis Ayala PREC\***

Metro Edge Realty  
Phone: 604-551-4418  
www.luisayala.ca  
luisayala@shaw.ca



**Active**  
**R2319670**

Board: V  
Townhouse

**5625 SENLAC STREET**

Vancouver East  
Killarney VE  
V5R 6G8

Residential Attached

**\$635,000** (LP)   
(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$635,000</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>1999</b>
Depth / Size (ft.):	Bedrooms: <b>3</b>	Age: <b>19</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>3</b>	Zoning: <b>MF</b>
Flood Plain:	Full Baths: <b>2</b>	Gross Taxes: <b>\$1,254.45</b>
Council Apprv?:	Half Baths: <b>1</b>	For Tax Year: <b>2017</b>
Exposure:	Maint. Fee: <b>\$451.20</b>	Tax Inc. Utilities?: <b>Yes</b>
If new, GST/HST inc?:		P.I.D.: <b>024-593-320</b>
Mgmt. Co's Name: <b>Strataco</b>		Tour:
Mgmt. Co's Phone: <b>604-294-4141</b>		
View: <b>No :</b>		
Complex / Subdiv: <b>Killarney Villas</b>		
Services Connected: <b>Electricity, Sanitary Sewer, Water</b>		

Style of Home: **2 Storey, Upper Unit**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Other**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:  
# of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**  
Parking: **Garage; Underground**  
Locker:  
Dist. to Public Transit:  
Units in Development: **28** Dist. to School Bus:  
Title to Land: **Freehold Strata** Total Units in Strata: **28**  
Property Disc.: **No**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish: **Mixed, Other**

Maint Fee Inc: **Management**  
Legal: **PL LMS3991 LT 25 DL 37 LD 36.**

Amenities: **In Suite Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'3 x 8'4			x			x
Main	Living Room	20'1 x 11'11			x			x
Main	Dining Room	15'6 x 10'1			x			x
Above	Master Bedroom	12' x 10'2			x			x
Above	Bedroom	13'8 x 8'10			x			x
Above	Bedroom	10'8 x 8'2			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	719	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	680	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Above	3	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3	Above	3	Yes	Pool:
Finished Floor (Total):	1,399 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Door Height:
Unfinished Floor:	0				6				
Grand Total:	1,399 sq. ft.	Basement: <b>None</b>			7				
					8				

Listing Broker(s): **MLA Realty**

**MLA Realty**

**Welcome home to Killarney Villas! This townhome is a rare find in the Killarney neighbourhood. Features a very functional 1400 sq.ft. of living space with open kitchen, dining and living on main level and 3 bedrooms upstairs. The home is centrally located within walking distance of many amenities including Joyce skytrain, Safeway, London Drugs, Schools and neighbouring Central Park. 1 parking stall, 1 storage, pet friendly (2 pets, any size) and rentals welcome. Call today for your private viewing. Sold "as is-where is".**



Presented by:  
**Luis Ayala PREC\***

Metro Edge Realty  
Phone: 604-551-4418  
www.luisayala.ca  
luisayala@shaw.ca



**Active**  
**R2319675**

Board: V  
Townhouse

**5625 SENLAC STREET**

Vancouver East  
Killarney VE  
V5R 6G8

Residential Attached

**\$635,000** (LP)   
(SP)



Sold Date:  
Meas. Type:  
Depth / Size (ft.):  
Lot Area (sq.ft.): **0.00**  
Flood Plain:  
Council Apprv?:  
Exposure:  
If new, GST/HST inc?:

Frontage (feet):  
Frontage (metres):  
Bedrooms: **3**  
Bathrooms: **3**  
Full Baths: **2**  
Half Baths: **1**  
Maint. Fee: **\$452.24**

Original Price: **\$635,000**  
Approx. Year Built: **1999**  
Age: **19**  
Zoning: **MF**  
Gross Taxes: **\$1,257.00**  
For Tax Year: **2017**  
Tax Inc. Utilities?: **No**  
P.I.D.: **024-593-265**  
Tour:

Mgmt. Co's Name: **Strataco**  
Mgmt. Co's Phone: **604-294-4141**  
View: **No :**

Complex / Subdiv: **Killarney Villas**  
Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **2 Storey, Upper Unit**  
Construction: **Frame - Metal**  
Exterior: **Mixed, Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel:  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Other**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:  
# of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**  
Parking: **Garage; Underground**  
Locker:  
Dist. to School Bus:  
Total Units in Strata: **28**  
Dist. to Public Transit:  
Units in Development: **28**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **:**  
Fixtures Rmvd: **:**  
Floor Finish: **Mixed, Other**

Maint Fee Inc: **Management**  
Legal: **PL LMS3991 LT 19 DL 37 LD 36. UNDIV 1303/37644 SHARE IN COM RPOP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.**  
Amenities: **In Suite Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'3 x 8'4			x			x
Main	Living Room	20'1 x 11'11			x			x
Main	Dining Room	15'6 x 10'1			x			x
Above	Master Bedroom	12' x 10'2			x			x
Above	Bedroom	13'8 x 8'10			x			x
Above	Bedroom	10'8 x 8'2			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	719	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	684	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Above	3	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3	Above	3	Yes	Pool:
Finished Floor (Total):	1,403 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Door Height:
Unfinished Floor:	0				6				
Grand Total:	1,403 sq. ft.	Basement: <b>None</b>			7				
					8				

Listing Broker(s): **MLA Realty**

**MLA Realty**

**Welcome home to Killarney Villas! This townhome is a rare find in the Killarney neighbourhood. Features a very functional 1400 sq.ft. of living space with open kitchen, dining and living on main level and 3 bedrooms upstairs. The home is centrally located within walking distance of many amenities including Joyce skytrain, Safeway, London Drugs, Schools and neighbouring Central Park. 1 parking stall, 1 storage, pet friendly (2 pets, any size) and rentals welcome. Call today for your private viewing.**