



Presented by:
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Active
R2202862
Board: V
House/Single Family

4109 ELGIN STREET

Vancouver East
Fraser VE
V5V 4R3

Residential Detached

\$1,378,000 (LP)

(SP)



Sold Date:	Frontage (feet):	33.00	Original Price: \$1,378,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1945
Depth / Size: 105.5	Bathrooms:	2	Age: 72
Lot Area (sq.ft.): 3,481.50	Full Baths:	2	Zoning: RS-1
Flood Plain: No	Half Baths:	0	Gross Taxes: \$4,915.88
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 009-408-240
			Tour:

View: **No :**

Complex / Subdiv:

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

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Stucco, Wood**
Foundation: **Concrete Perimeter**
Rain Screen: **No**
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

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

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

Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **:**
Floor Finish: **Laminate**

Legal: **PL VAP2344 LT 13 BLK 28 DL 391 LD 36 GROUP 1 OF LOT 1 & DL 392**

Amenities: **None**

Site Influences:
Features: **Clothes Washer/Dryer, Refrigerator, Security System, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	7'5 x 5'7	Below	Bedroom	10'4 x 10'3			x
Main	Kitchen	12'3 x 11'7			x			x
Main	Master Bedroom	11'10 x 10'9			x			x
Main	Living Room	19'1 x 12'7			x			x
Main	Bedroom	10'11 x 10'6			x			x
Below	Storage	7'4 x 5'5			x			x
Below	Bedroom	9'11 x 7'1			x			x
Below	Laundry	11'8 x 11'6			x			x
Below	Utility	10'6 x 8'9			x			
Below	Kitchen	20'8 x 12'1			x			

Finished Floor (Main):	921	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 2	1	Main	3	No	Barn:
Finished Floor (Below):	930	# of Levels: 2	2	Below	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Unauthorized Suite	3				Pool:
Finished Floor (Total):	1,851 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0 Beds not in Basement: 4	5				Door Height:
Unfinished Floor:	0	Basement: Full	6				
Grand Total:	1,851 sq. ft.		7				
			8				

Listing Broker(s): **Royal LePage West R.E.S.**

BUILDER/INVESTOR ALERT! This 4 Bedroom / 2 Bathroom home is ideally located in the Main/Fraser area of Vancouver and is close to everything. Lots of transit options; Fraser, Knight, 33rd or 41st. Excellent value, property assessed at \$1,437,200. Great Income Property or Build to Suit - "As Is/Where Is". Conduct of Sale. OPEN HOUSE - Saturday, Sept 30 (2 to 4pm)