



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
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Active
R2107382
Board: V
House/Single Family

3035 HORLEY STREET

Vancouver East
Collingwood VE
V5R 4S5

Residential Detached

\$1,260,000 (LP)

(SP)



Sold Date:	Frontage (feet):	33.00	Original Price: \$1,260,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1973
Depth / Size: 99	Bathrooms:	3	Age: 43
Lot Area (sq.ft.): 3,267.00	Full Baths:	3	Zoning: RS1
Flood Plain:	Half Baths:	0	Gross Taxes: \$4,565.03
Rear Yard Exp:			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 014-029-391
			Tour:

View: :

Complex / Subdiv:

Services Connected: **Community, Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Brick, Stucco, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Torch-On**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Carport; Multiple**

Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Dist. to School Bus:

Legal: **LOT 19 BLOCK 96 PLAN VAP2108 DISTRICT LOT 37 LAND DISTRICT 36 & BLK 99 & 100**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	0'0 x 0'0			x			x
Main	Bedroom	0'0 x 0'0			x			x
Main	Kitchen	0'0 x 0'0			x			x
Main	Living Room	0'0 x 0'0			x			x
Above	Bedroom	0'0 x 0'0			x			x
Above	Bedroom	0'0 x 0'0			x			x
Above	Bedroom	0'0 x 0'0			x			x
Above	Kitchen	0'0 x 0'0			x			x
Above	Living Room	0'0 x 0'0			x			
Above	Dining Room	0'0 x 0'0			x			

Finished Floor (Main): **850**
Finished Floor (Above): **1,245**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,095 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,095 sq. ft.**

of Rooms: **10**
of Kitchens: **2**
of Levels: **2**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **5**
Basement: **None**

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

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

Listing Broker(s): **Macdonald Realty Ltd. (Van)**

Vancouver Special Style Home, 5 bdrms - 3 up and 2 down. Perfect for investment purposes-2 bedroom suite downstairs. This home is situated in the desirable Collingwood area, steps to skytrain, transport, shopping & schools! 24 hours notice to show. Do not miss your opportunity! *For additional interior photos please ask and will email them to you.



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Active
R2095336

Board: V
House/Single Family

4057 W 32ND AVENUE

Vancouver West
Dunbar
V6S 1Z5

Residential Detached

\$4,198,000 (LP)

(SP)



Sold Date: Frontage (feet): **33.00** Original Price: **\$4,198,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2013**
Depth / Size: **130** Bathrooms: **5** Age: **3**
Lot Area (sq.ft.): **4,290.00** Full Baths: **4** Zoning: **RES**
Flood Plain: Half Baths: **1** Gross Taxes: **\$9,216.89**
Rear Yard Exp: **South** For Tax Year: **2016**
Approval Req?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **011-552-913**
Tour:

View: **No :**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Glass, Stucco, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Hot Water, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: **2** Parking Access: **Rear**
Parking: **Garage; Double**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Wall/Wall/Mixed**

Dist. to School Bus:

Legal: **PL VAP4453 LT 34 BLK 58 DL 2027 LD 36**

Amenities:

Site Influences: **Greenbelt, Lane Access, Private Yard, Recreation Nearby, Shopping Nearby, Treed**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'1 x 10'3	Above	Bedroom	10'8 x 10'2			x
Main	Dining Room	14'1 x 10'3	Above	Bedroom	10'9 x 10'4			x
Main	Kitchen	21'3 x 11'5	Bsmt	Recreation	19'1 x 10'8			x
Main	Family Room	13'1 x 12'6	Bsmt	Bedroom	14'3 x 12'			x
Main	Den	9'6 x 8'6			x			x
Main	Foyer	9' x 6'3			x			x
Main	Wok Kitchen	9'8 x 5'5			x			x
Above	Master Bedroom	17'3 x 14'5			x			x
Above	Walk-In Closet	9'2 x 7'			x			
Above	Bedroom	13'11 x 10'1			x			

Finished Floor (Main): **1,155**
Finished Floor (Above): **1,106**
Finished Floor (Below): **0**
Finished Floor (Basement): **817**
Finished Floor (Total): **3,078 sq. ft.**

Unfinished Floor: **0**
Grand Total: **3,078 sq. ft.**

of Rooms: **14**
of Kitchens: **2**
of Levels: **3**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **1** Beds not in Basement: **4**
Basement: **Fully Finished, Part**

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

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

Listing Broker(s): **Sutton Premier Realty**

Prime Location! Beautiful Dunbar area! Gorgeous and spacious open layout design! Open and bright living with 10 ft ceiling, customized kitchen with high-end appliances and wok kitchen, hardwood floor. Close to St. George, Pacific Spirit Regional Park, Memorial West park, Dunbar Community Centre and UBC. Shopping, retails and banks are nearby. Don't miss out! Open house Sat August 27th from 2-4pm.