



Presented by:  
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Burnaby South, South Slope

MLS# V1121354

Residential Detached

**5106 CLINTON ST, V5J 2L4**

**Active**



List Price: \$998,000 Previous Price:  
 Original Price: \$998,000

Complex/Subdiv:

Frontage:	56.00 ft	Bedrooms:	2	PID:	011-185-473
Depth/Size:	117	Bathrooms:	1	Type:	House/Single Family
Lot Area SqFt:	6,552	Full Baths:	1	Approx Yr Blt:	1959
Rear Yard Exp:		Half Baths:	0	Age at List Date:	56
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$4,775 (2014)
Flood Plain:		Zoning:	R5		

View:

Serv. Connected: Natural Gas

Style of Home:	2 Storey	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Lane		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Single		
Exterior:	Wood				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	Dist to School Bus:
Type of Roof:	Other			Possession:	
Renovations:		Reno Year:		Title to Land:	Freehold NonStrata
Flooring:	Wall/Wall/Mixed			Seller's Interest:	Estate Sale
Water Supply:	City/Municipal			Mortgage Info:	\$0
Heat/Fuel:	Forced Air				
No. of Fireplaces:	0	R/I Fireplaces:		Property Disclosure:	Y
Fireplace Fuel:				Out Buildings:	
Outdoor Area:	Patio(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:					

Legal: PL NWP6023 LT A DL 158 LD 36  
 Amenities:  
 Site Influences: Central Location, Recreation Nearby, Shopping Nearby  
 Features Incl: Microwave

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	8' X 8'			X			X
Main F.	Dining	15'5 X 10'			X			X
Main F.	Living Room	8' X 8'			X			X
Main F.	Bedroom	8' X 8'			X			X
Main F.	Bedroom	8' X 8'			X			X
Below	Storage	8' X 8'			X			X
Below	Recreation Room	8' X 8'			X			X
		X			X			X
		X			X			X
		X			X			X

<u>Floor Area (SqFt):</u>		<u>Bathrooms</u>	
Main Floor Area SqFt:	750	Total # Rooms:	7
Finished Floor Up SqFt:	0	# Kitchens:	1
Finished Floor Down:	750	Finished Levels:	2
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	1,500	Basement Area:	None
			5
			6
Unfinished Floor:	0	Suite:	None
Grand Total Floor Area:	1,500		7
			8

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

**Builder/Investor Alert!** This large SOUTH FACING, 56 x117, 6552 SQ FT CORNER lot in Burnaby's South Slope would make for a superb holding property or development site. Build now or rent and build later. Outstanding location, minutes to Metrotown, close to schools, parks, playground, shopping & transit/skytrain. This home is ideally situated on a quiet street in a highly sought after neighborhood. Value mainly in land. Open house Saturday May 9, from 12:00-2:00. Will not last!