



Presented by:
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Active
R2107382
 Board: V
 House/Single Family

3035 HORLEY STREET

Vancouver East
 Collingwood VE
 V5R 4S5

Residential Detached

\$1,220,000 (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 (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.