



Presented by:
Micky Kandola

Royal LePage - Wolstencroft
Phone: 604-530-0231

micky@therealtorwithsoul.com



Active
R2845059
Board: V
House/Single Family

2665 DUKE STREET

Vancouver East
Collingwood VE
V5R 4S8

Residential Detached

\$1,588,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,588,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1948**
Frontage(feet): **33.00** Bathrooms: **2** Age: **76**
Frontage(metres): **10.06** Full Baths: **1** Zoning: **RM-7**
Depth / Size: **102** Half Baths: **1** Gross Taxes: **\$6,183.15**
Lot Area (sq.ft.): **3,366.00** Rear Yard Exp: For Tax Year: **2023**
Lot Area (acres): **0.08** P.I.D.: **013-814-664** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Mixed, Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **None**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **0** Parking Access: **Lane**
Parking: **Open**
Driveway Finish:
Dist. to Public Transit: **2 blocks** Dist. to School Bus: **3 blocks**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Mixed**

Legal: **LOT 44, BLOCK 1, PLAN VAP2421, DISTRICT LOT 37, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXC N 10 FT NOW LANE, OF LOT B, & BLKS 2 TO 4**

Amenities: **None**

Site Influences: **Central Location, Cleared, Lane Access, Paved Road, Shopping Nearby**

Features:

Finished Floor (Main):	1,193	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	10' x 10'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	10' x 10'			x	Main 3
Finished Floor (Below):	1,074	Main	Bedroom	10' x 10'			x	Below 2
Finished Floor (Basement):	0	Main	Bedroom	10' x 10'			x	
Finished Floor (Total):	2,267sq. ft.	Main	Bedroom	10' x 10'			x	
Unfinished Floor:	0	Main	Other	10' x 10'			x	
Grand Total:	2,267sq. ft.	Below	Living Room	10' x 10'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Kitchen	10' x 10'			x	
		Below	Laundry	10' x 10'			x	
		Main	Bedroom	10' x 10'			x	
		Main	Bedroom	10' x 10'			x	
				x			x	
				x			x	
Suite: Unauthorized Suite								
Basement: None								
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 11	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Royal LePage West Real Estate Services** **Royal LePage West Real Estate Services** **Royal LePage West Real Estate Services**

Development Opportunity ! 2 LOTS (2665 & 2677 Duke Street) in East Vancouver . Located on street full of development activity. There was an approved application for 8 stacked Townhomes in 2018 .Two flat lots totaling 6732 sq. ft. with lane access. This land assembly is located in the heart of Vancouver's desired Norquay park neighborhood. Only 15 minute walk to 29th ave Skytrain Station .Excellent opportunity ! Court Ordered Sale .



Presented by:
Micky Kandola

Royal LePage - Wolstencroft
Phone: 604-530-0231

micky@therealtorwithsoul.com



Active
R2845082
Board: V
House/Single Family

2677 DUKE STREET

Vancouver East
Collingwood VE
V5R 4S8

Residential Detached

\$1,588,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,588,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1948**
Frontage(feet): **33.00** Bathrooms: **2** Age: **76**
Frontage(metres): **10.06** Full Baths: **1** Zoning: **RM-7**
Depth / Size: **102** Half Baths: **1** Gross Taxes: **\$6,147.18**
Lot Area (sq.ft.): **3,366.00** Rear Yard Exp: For Tax Year: **2023**
Lot Area (acres): **0.08** P.I.D.: **013-814-656** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Mixed, Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel: **None**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **None**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water: **Yes**
R.I. Plumbing:

Total Parking: **2** Covered Parking: **0** Parking Access: **Lane**
Parking: **Open**
Driveway Finish:
Dist. to Public Transit: **2 blocks** Dist. to School Bus: **3 blocks**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Mixed**

Legal: **LOT 43, BLOCK 1, PLAN VAP2421, DISTRICT LOT 37, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXC N 10 FT NOW LANE, OF LOT B, & BLKS 2 TO 4**

Amenities: **None**

Site Influences: **Central Location, Cleared, Lane Access, Shopping Nearby**

Features:

Finished Floor (Main):	1,193	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	10' x 10'			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	10' x 10'			x	Main	3
Finished Floor (Below):	1,074	Main	Bedroom	10' x 10'			x	Below	2
Finished Floor (Basement):	0	Main	Bedroom	10' x 10'			x		
Finished Floor (Total):	2,267sq. ft.	Main	Bedroom	10' x 10'			x		
Unfinished Floor:	0	Main	Other	10' x 10'			x		
Grand Total:	2,267sq. ft.	Below	Living Room	10' x 10'			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Kitchen	10' x 10'			x		
		Below	Laundry	10' x 10'			x		
		Below	Bedroom	10' x 10'			x		
		Below	Bedroom	10' x 10'			x		
Suite: None				x			x		
Basement: None				x			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 2	# of Rooms: 11	MHR#:		CSA/BCE:		Maint. Fee:			
ByLaw Restrictions:									

Listing Broker(s): **Royal LePage West Real Estate Services** **Royal LePage West Real Estate Services** **Royal LePage West Real Estate Services**

Development Opportunity ! 2 LOTS (2665 & 2677 Duke Street) in East Vancouver . Located on street full of development activity. There was an approved application for 8 stacked Townhomes in 2018 .Two flat lots totaling 6732 sq. ft. with lane access. This land assembly is located in the heart of Vancouver's desired Norquay park neighborhood. Only 15 minute walk to 29th ave Skytrain Station .Excellent opportunity ! Court Ordered Sale .



Presented by:
Micky Kandola

Royal LePage - Wolstencroft
Phone: 604-530-0231

micky@therealtorwithsoul.com



Active
R2836665
Board: V
House/Single Family

6594 FREDERICK STREET

Vancouver East
South Vancouver
V5X 3T1

Residential Detached

\$1,739,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,739,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1923**
Frontage(feet): **36.50** Bathrooms: **4** Age: **101**
Frontage(metres): **11.13** Full Baths: **4** Zoning: **RS1**
Depth / Size: **99.5** Half Baths: **0** Gross Taxes: **\$7,105.11**
Lot Area (sq.ft.): **3,631.75** Rear Yard Exp: For Tax Year: **2023**
Lot Area (acres): **0.08** P.I.D.: **011-011-670** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco, Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Natural Gas**
Outdoor Area: **Fenced Yard, Sundeck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
Parking: **DetachedGrge/Carport**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Legal: **LOT 4, EXCEPT THE EAST 10 FEET, NOW LANE BLOCK 3 NORTH 1/2 OF DISTRICT LOT 650 PLAN 3116**

Amenities:

Site Influences:

Features:

Finished Floor (Main):	1,045	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15' x 12'			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13' x 12'			x	Main 4
Finished Floor (Below):	0	Main	Flex Room	8' x 8'			x	Main 3
Finished Floor (Basement):	1,038	Main	Primary Bedroom	10'8 x 9'8			x	Above 4
Finished Floor (Total):	2,083 sq. ft.	Main	Bedroom	10'8 x 9'7			x	Bsmt 4
Unfinished Floor:	0	Main	Butlers Pantry	8'11 x 8'3			x	
Grand Total:	2,083 sq. ft.	Bsmt	Kitchen	13' x 10'9			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Dining Room	10'11 x 8'			x	
Suite:		Bsmt	Bedroom	9'4 x 8'6			x	
Basement: Full		Bsmt	Bedroom	10' x 7'7			x	
		Bsmt	Bedroom	8'7 x 7'11			x	
		Bsmt	Den	8'6 x 6'8			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 12	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **YPA Your Property Agent**

Court order sale, home features 6 bedrooms, 4 baths, 2 kitchens, fully finished basement. Located near Langara College and Canada Line.



Presented by:
Micky Kandola

Royal LePage - Wolstencroft
Phone: 604-530-0231

micky@therealtorwithsoul.com



Active
R2829937

Board: V
House/Single Family

2716 WAVERLEY AVENUE

Vancouver East
Killarney VE
V5S 1E8

Residential Detached

\$2,172,500 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,172,500**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1998**
Frontage(feet): **33.00** Bathrooms: **2** Age: **26**
Frontage(metres): **10.06** Full Baths: **2** Zoning: **R1-1**
Depth / Size: **105.37** Half Baths: **0** Gross Taxes: **\$7,208.03**
Lot Area (sq.ft.): **3,491.81** Rear Yard Exp: **South** For Tax Year: **2023**
Lot Area (acres): **0.08** P.I.D.: **005-086-469** Tax Inc. Utilities?:
Flood Plain: Tour: **Virtual Tour URL**
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Hot Water, Radiant**
Outdoor Area: **Fenced Yard**
Type of Roof: **Other**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
Parking: **Garage; Double, Open**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Mixed**

Legal: **LOT 5 BLOCK 7 NORTH EAST 1/4 OF DISTRICT LOT 336 PLAN 2484**

Amenities: **None**

Site Influences:
Features:

Finished Floor (Main):	912	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	912	Above	Living Room	13'6 x 10'6			x	Floor	#Pcs
Finished Floor (AbvMain2):	0	Above	Dining Room	13'6 x 9'0			x	Above	4
Finished Floor (Below):	0	Above	Kitchen	10'0 x 9'0			x	Below	4
Finished Floor (Basement):	0	Above	Eating Area	8'0 x 7'6			x		
Finished Floor (Total):	1,824sq. ft.	Above	Primary Bedroom	12'0 x 10'10			x		
Unfinished Floor:	0	Above	Bedroom	11'10 x 8'0			x		
Grand Total:	1,824sq. ft.	Above	Bedroom	11'10 x 8'0			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Family Room	13'0 x 13'0			x		
		Below	Recreation Room	18'2 x 22'2			x		
		Below	Bedroom	13'0 x 9'0			x		
		Below	Bedroom	13'0 x 9'6			x		
		Below	Laundry	9'0 x 5'4			x		
Suite: None				x			x		
Basement: None									
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 1	# of Rooms: 12	MHR#:	CSA/BCE:		Maint. Fee:				
		ByLaw Restrictions:							

Listing Broker(s): **Homelife Benchmark Realty Corp.**

Homelife Benchmark Realty Corp.

Homelife Benchmark Realty Corp.

Court ordered sale, sold as is where is without any warranties or representations. Prime Killarney area, on south exposed 33 x 105 level lot with back lane access. This basement style home has five bedrooms/2bths with 1824 sq.ft, gas fireplace, granite kitchen counters, radiant floor heating, low maintenance yard, double garage in lane, fully fenced located on a quiet tree lined street. Beautiful neighbourhood, walking distance to Waverley Elementary and Killarney Secondary schools, Killarney Park and the Community centre.



Presented by:
Micky Kandola

Royal LePage - Wolstencroft
Phone: 604-530-0231

micky@therealtorwithsoul.com



Active
R2849116
Board: V
House/Single Family

7577 JASPER CRESCENT

Vancouver East
Fraserview VE
V5P 3S6

Residential Detached

\$2,650,000 (LP)

(SP)



**NO IMAGE
AVAILABLE**

Sold Date:	If new, GST/HST inc?:	Original Price: \$2,650,000
Meas. Type: Feet	Bedrooms: 8	Approx. Year Built: 2005
Frontage(feet): 46.00	Bathrooms: 4	Age: 19
Frontage(metres): 14.02	Full Baths: 3	Zoning: RS-1
Depth / Size: 122	Half Baths: 1	Gross Taxes: \$7,572.06
Lot Area (sq.ft.): 5,492.00	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 0.13	P.I.D.: 004-174-232	Tax Inc. Utilities?: No
Flood Plain: No		Tour:
View: Yes: city		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces: **0**
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Natural Gas, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **DetachedGrge/Carport**
Driveway Finish: **Asphalt**
Dist. to Public Transit: **few blks** Dist. to School Bus: **few blks**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Tile, Vinyl/Linoleum**

Legal: **LOT 10, BLOCK 10, PLAN VAP8393, DISTRICT LOT FV, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	1,180	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	18'0 x 10'0	Below	Recreation Room	10'0 x 10'0	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	20'6 x 12'0			x	Main 3
Finished Floor (Below):	1,320	Main	Primary Bedroom	11'1 x 10'6			x	Main 3
Finished Floor (Basement):	0	Main	Bedroom	10'0 x 9'8			x	Main 1
Finished Floor (Total):	2,500sq. ft.	Main	Bedroom	10'0 x 8'0			x	Below 3
Unfinished Floor:	0	Main	Family Room	10'4 x 8'3			x	
Grand Total:	2,500sq. ft.	Below	Living Room	11'0 x 10'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Kitchen	11'0 x 10'0			x	
Suite: Unauthorized Suite		Below	Bedroom	11'0 x 10'2			x	
Basement: Full		Below	Bedroom	11'2 x 9'4			x	
		Below	Bedroom	11'0 x 10'4			x	
		Below	Bedroom	10'0 x 10'0			x	
		Below	Bedroom	10'0 x 10'0			x	

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **2** # of Rooms: **14**

Manuf Type: Registered in MHR?:
MHR#: CSA/BCE: PAD Rental:
ByLaw Restrictions: Maint. Fee:

Listing Broker(s): **eXp Realty (Branch)**

Beautiful well kept home in desirable fraserview area. With almost 2500 SF this house situated on a large corner lot with a fully functional layout. Total 8 generous sized bedrooms. Features spacious living, dining rooms, great views of Richmond throughout the home. Close to transit, all levels of schools, recreation, shopping & Fraserview Park.



Presented by:
Micky Kandola

Royal LePage - Wolstencroft
Phone: 604-530-0231

micky@therealtorwithsoul.com



Active
R2847104
Board: V
House/Single Family

665 E 27TH AVENUE

Vancouver East
Fraser VE
V5V 2K7

Residential Detached

\$2,750,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,750,000**
Meas. Type: **Feet** Bedrooms: **12** Approx. Year Built: **1956**
Frontage(feet): **40.56** Bathrooms: **5** Age: **68**
Frontage(metres): **12.36** Full Baths: **5** Zoning: **RS-1**
Depth / Size: **143.53** Half Baths: **0** Gross Taxes: **\$8,056.49**
Lot Area (sq.ft.): **5,821.58** Rear Yard Exp: **North** For Tax Year: **2023**
Lot Area (acres): **0.13** P.I.D.: **009-716-009** Tax Inc. Utilities?:
Flood Plain: Tour:
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Laneway House, Rancher/Bungalow w/Bsmt.** Total Parking: **3** Covered Parking: Parking Access: **Front, Rear**
Construction: **Frame - Wood** Parking: **Add. Parking Avail., Open**
Exterior: **Vinyl, Wood** Driveway Finish: **Concrete, Gravel**
Foundation: **Concrete Perimeter** Dist. to Public Transit: Title to Land: **Freehold NonStrata** Dist. to School Bus:
Renovations: **Addition** Reno. Year: **2019** Property Disc.: **No** Land Lease Expiry Year:
of Fireplaces: **2** R.I. Fireplaces: Rain Screen: **Partial** Fixtures Leased: **No**
Fireplace Fuel: **Wood** Metered Water: Fixtures Rmvd: :
Fuel/Heating: **Electric** R.I. Plumbing: Floor Finish: **Hardwood, Laminate, Tile**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt, Metal, Torch-On**

Legal: **LOT F, BLOCK 10, PLAN VAP9243, DISTRICT LOT 391, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT 140, TO BLKS 13 & 22 TO 25, & DL 392**

Amenities:

Site Influences: **Central Location, Lane Access, Private Yard, Shopping Nearby**
Features: **Sprinkler - Fire**

Finished Floor (Main):	2,151	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Foyer	8'5 x 6'2	Bsmt	Bedroom	20'8 x 12'3	Floor #Pcs
Finished Floor (AbvMain2):	474	Main	Living Room	18'8 x 13'	Bsmt	Bedroom	13'8 x 9'8	Main 3
Finished Floor (Below):	0	Main	Kitchen	14'3 x 10'7	Bsmt	Bedroom	8'4 x 10'6	Main 3
Finished Floor (Basement):	1,480	Main	Storage	5'3 x 5'5	Bsmt	Bedroom	8'6 x 10'6	Bsmt 5
Finished Floor (Total):	4,105sq. ft.	Main	Primary Bedroom	13' x 10'9	Above	Bedroom	9'7 x 10'2	Above 3
Unfinished Floor:	0	Main	Bedroom	9'2 x 10'9	Above	Walk-In Closet	9'7 x 6'	Below 3
Grand Total:	4,105sq. ft.	Main	Bedroom	8'4 x 11'8	Above	Bedroom	8' x 10'2	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	8'8 x 11'8	Above	Walk-In Closet	8' x 6'	
Suite: Unauthorized Suite		Main	Bedroom	12' x 8'1	Below	Kitchen	15' x 9'	
Basement: Full, Fully Finished, Separate Entry		Bsmt	Family Room	8'5 x 13'9	Below	Living Room	11'4 x 12'6	
Crawl/Bsmt. Height:	# of Levels: 2	Bsmt	Kitchen	11'2 x 11'	Below	Primary Bedroom	9'10 x 12'	
# of Kitchens: 3	# of Rooms: 25	Bsmt	Laundry	6'2 x 7'6	Below	Walk-In Closet	6'3 x 5'	
		Below	Storage	5' x 4'9			x	
		Manuf Type:		Registered in MHR?:	PAD Rental:			
		MHR#:		CSA/BCE:	Maint. Fee:			
		ByLaw Restrictions:						

Listing Broker(s): **RE/MAX Heights Realty**

COURT ORDERED SALE. CHECK OUT this solid 9 BEDROOM Bungalow, 5 BEDS up and 4 BED self contained suite down (w/separate entrance), sitting on a FLAT 5,863 SQ FT LOT with TWO REVENUE SOURCES, including a 3 BEDROOM LANEWAY HOUSE! A 500 SQ FT ADDITION to the house was complete in 2019 including NEW KITCHENS up and down. SEPARATE entry way in the basement, 1 of the 4 BEDROOMS in the suite could be used as a BEDROOM or REC-ROOM. SPRINKLER system to NFPA 13R code throughout. A short walk to both elementary and secondary schools. A great holding property for builders and investors. This one won't last! Please allow AT LEAST 24 hours in advance to request showings. PLS DO NOT ACCESS PROPERTY WITHOUT AN APPT. OPEN HOUSE Sun, Feb 25 from 12-2 p.m.