



Presented by:
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Sold
R2390858
 Board: V
 House/Single Family

5530 KERR STREET
 Vancouver East
 Collingwood VE
 V5R 4B4

Residential Detached
\$1,298,000 (LP)
\$1,260,000 (SP) M



List Date: **7/22/2019** Frontage: **0.00** Original Price: **\$1,298,000**
 Days on Market: **74** Bedrooms: **6** Approx. Year Built: **1945**
 Sold Date: **10/4/2019** Bathrooms: **2** Age: **74**
 Meas. Type: **Feet** Full Baths: **2** Zoning: **RS-1**
 Depth / Size: Half Baths: **0** Gross Taxes: **\$4,721.01**
 Lot Area (sq.ft.): **4,580.28** Rear Yard Exp: **E** For Tax Year: **2018**
 Flood Plain: Tax Inc. Utilities?: **No**
 Council Apprv?: P.I.D.: **010-681-434**
 If new, GST/HST inc?: Tour: **Virtual Tour URL**

View: **Yes: Mountain View**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Natural Gas**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Torch-On**

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

Total Parking: **2** Covered Parking: Parking Access: **Lane**
 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: **No** :
 Floor Finish: **Laminate, Mixed, Tile**

Legal: **LOT 1, BLOCK 17, PLAN VAP7251, DISTRICT LOT 37, NEW WESTMINSTER LAND DISTRICT, OF LOT C, & BLKS 20 & 21**

Amenities:

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'8 x 10'	Below	Bedroom	16'1 x 8'11			x
Main	Dining Room	12'8 x 9'3	Below	Bedroom	11'8 x 7'11			x
Main	Kitchen	14'6 x 12'10			x			x
Main	Bedroom	14'7 x 11'8			x			x
Main	Bedroom	11'7 x 10'10			x			x
Above	Bedroom	12' x 12'			x			x
Below	Kitchen	11'2 x 8'			x			x
Below	Living Room	11'8 x 10'1			x			x
Below	Dining Room	6'9 x 5'			x			
Below	Bedroom	11'4 x 10'1			x			

Finished Floor (Main):	1,057	# of Rooms:	12	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	203	# of Kitchens:	2	1	Main	4	No			Barn:
Finished Floor (Below):	0	# of Levels:	3	2	Below	4	No			Workshop/Shed:
Finished Floor (Basement):	1,007	Suite:	Unauthorized Suite	3						Pool:
Finished Floor (Total):	2,267 sq. ft.	Crawl/Bsmt. Height:		4						Garage Sz:
Unfinished Floor:	0	Bed in Basement:	0	5						Door Height:
Grand Total:	2,267 sq. ft.	Basement:	Full	6						
				7						
				8						

Listing Broker(s): **Sutton Group-West Coast Realty** **Sutton Group-West Coast Realty**

As oasis in the city. This home on a 4580 sq ft corner lot in Collingwood offers a quiet setting & privacy while steps away from shopping, services and transit. The main floor features a welcoming porch/foyer added in 2014, large windows in all rooms allow plenty of light in; bathrm updated in 2014; kitchen with ample storage & new counters; top floor bdrm re-insulated and reframed in 2012. The basement features a 3bdrm, 1 bathrm suite renovated in 2012. Secured shared laundry area and bonus office/flex space and workshop. The roof is top quality 2 ply torch on that is 40% thicker over R30 insulation (11 yrs) 13 x 20 extension within allowable sq footage. Live on the main with mortgage helper, hold as a revenue property, build a duplex or build your dream home.