

Presented by:
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Vancouver East, Collingwood VE Residential Detached
5028 CLARENDON ST, V5R 3J5 MLS# V1016451 **Active**



List Price: \$949,999

Complex/Subdiv:

Frontage: 34.00 ft	Bedrooms: 5	PID: 005-225-469
Depth/Size: 104	Bathrooms: 2	Type: House/Single Family
Lot Area SqFt: 3546.00	Full Baths: 2	Approx Yr Blt: 1945
Rear Yard Exp:	Half Baths: 0	Age at List Date: 68
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$3,958 (2013)
Flood Plain:	Zoning: RM7	

View:
 Serv. Connected: Community, Electricity, Natural Gas

Style of Home: Split Entry	Total Parking: 4	Covered Parking:
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double	
Exterior: Mixed, Stucco		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring:		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Forced Air, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 0	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel:		Out Buildings:
Outdoor Area: Sundeck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL VAP2911 LT 67 BLK 4 DL 394 LD 36 GROUP 1.

Amenities:

Site Influences:

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 10'			X			X
Main F.	Kitchen	12' X 10'			X			X
Main F.	Bedroom	10' X 7'			X			X
Main F.	Bedroom	10' X 6'			X			X
Main F.	Bedroom	11' X 10'			X			X
Below	Living Room	10' X 10'			X			X
Main F.	Kitchen	10' X 7'			X			X
Main F.	Bedroom	10' X 10'			X			X
Main F.	Bedroom	10' X 10'			X			X
Main F.	Laundry	6' X 6'			X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 850	Total # Rooms: 10	1 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 2	2 3 Piece; Ensuite: N; Level: Below
Finished Floor Down: 850	Finished Levels: 2	3
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt: 1,700	Basement Area: Separate Entry	5
		6
Unfinished Floor: 0	Suite: Unauthorized Suite	7
Grand Total Floor Area: 1,700		8

Listing Broker(s): Sutton Grp West Coast (Van49), Sutton Grp-West Coast (Brdwy)

Development potential on this three lot assembly together with 5058 & 5038 Clarendon St with laneway access. RM7 zoning allows for townhouse development. Prime Norquay Village area approved zoning changes. Together both lots make 102' frontage with a 104' back for a total of 10638sqft lot. All information should be checked with the City of Vancouver. House is in great shape and can be used to rent out.

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Vancouver East, Collingwood VE MLS# V1016845 Residential Detached
5038 CLARENDON ST, V5R 3J5 **Active**



List Price: \$1,050,000

Complex/Subdiv: NORQUAY VILLAGE

Frontage: 34.10 ft	Bedrooms: 6	PID: 013-366-556
Depth/Size: 104	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 3546.00	Full Baths: 2	Approx Yr Blt: 1974
Rear Yard Exp:	Half Baths: 1	Age at List Date: 39
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$3,775 (2013)
Flood Plain: Exempt	Zoning: RM7	
View: N		
Serv. Connected: Community, Electricity, Storm Sewer, Water		

Style of Home: 2 Storey	Total Parking: 2	Covered Parking:
Construction: Frame - Wood	Parking Access: Front, Rear	
Foundation: Concrete Perimeter	Parking Facilities: Open, Add. Parking Avail.	
Exterior: Stucco		
Rainscreen:	R/I Plumbing:	Dist to Public Trans: 2
Type of Roof: Metal		Dist to School Bus: 3
Renovations: Partly	Reno Year: 1974	Possession:
Flooring: Hardwood, Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Other		Mortgage Info: \$0
No. of Fireplaces: 2	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Wood		Out Buildings:
Outdoor Area: Balcony(s); Patio(s) or Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL VAP2911 LT 68 BLK 4 DL 394 LD 36 GROUP 1.

Amenities:

Site Influences: Central Location

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12'4 X 21'10	Bsmt	Bedroom	10'9 X 8'4			X
Main F.	Dining	9'2 X 6'						X
Main F.	Kitchen	16'1 X 9'1						X
Main F.	Master Bedroom	12'5 X 12'5						X
Main F.	Bedroom	10'3 X 9'						X
Main F.	Bedroom	10'3 X 9'						X
Bsmt	Living Room	12'5 X 19'5						X
Bsmt	Kitchen	8'8 X 20'7						X
Bsmt	Bedroom	11'10 X 9'10						X
Bsmt	Bedroom	9'8 X 7'10						X

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	1,160	Total # Rooms:	11
Finished Floor Up SqFt:	0	# Kitchens:	2
Finished Floor Down:	1,160	Finished Levels:	2
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	2,320	Basement Area:	Full
			5
			6
Unfinished Floor:	0	Suite:	Unauthorized Suite
Grand Total Floor Area:	2,320		7
			8

Listing Broker(s): Sutton Grp West Coast (Van49)

Development potential on this three lot assembly together with 5028 & 5058 Clarendon St with laneway access. RM7 zoning allows for townhouse development. Potential FSR 1.2 Prime Norquay Village area approved zoning changes. Together both lots make 102' frontage with a 104' back for a total of 10638sqft lot. All information should be checked with the City of Vancouver. House is in great shape and can be used to rent out.

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Vancouver East, Collingwood VE Residential Detached
5058 CLARENDON ST, V5R 3J5 **MLS# V1025181** **Active**



List Price: \$1,050,000

Complex/Subdiv:

Frontage: 34.10 ft	Bedrooms: 6	PID: 011-691-778
Depth/Size: 104	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 3546.00	Full Baths: 2	Approx Yr Blt: 1974
Rear Yard Exp:	Half Baths: 1	Age at List Date: 39
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$3,789 (2013)
Flood Plain: Exempt	Zoning: RM7	
View: N		
Serv. Connected: Community, Electricity, Storm Sewer, Water		

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

Legal: PL VAP2911 LT 69 BLK 4 DL 394 LD 36 GROUP 1.

Amenities:

Site Influences: Central Location, Shopping Nearby

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 12'4	Bsmt	Master Bedroom	12'6 X 10'3			X
Main F.	Dining	13' X 9'	Bsmt	Bedroom	9'6 X 10'7			X
Main F.	Kitchen	8' X 8'4	Bsmt	Bedroom	13' X 9'5			X
Main F.	Master Bedroom	12'6 X 12'5			X			X
Main F.	Bedroom	10'5 X 9'1			X			X
Main F.	Bedroom	12'9 X 9'2			X			X
Main F.	Eating Area	9' X 8'4			X			X
Bsmt	Living Room	19'2 X 12'4			X			X
Bsmt	Kitchen	12' X 8'5			X			
Bsmt	Eating Area	9'4 X 8'5			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,200	Total # Rooms: 13	1 2 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 2	2 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Down: 0	Finished Levels: 2	3 3 Piece; Ensuite: N; Level: Bsmt
Finished Floor Bsmt SqFt: 1,132	Crawl/Bsmt Height: 4	
Total Finished Floor SqFt: 2,332	Basement Area: Separate Entry	5
		6
Unfinished Floor: 0	Suite: Unauthorized Suite	7
Grand Total Floor Area: 2,332		8

Listing Broker(s): Sutton Grp West Coast (Van49), Sutton Grp-West Coast (Brdwy)

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