



Presented by:
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stilhavn
 REAL ESTATE SERVICES

Active
R3176653
 Board: V
 House/Single Family

5788 CROWN STREET
 Vancouver West
 Southlands
 V6N 2B7

Residential Detached
\$2,888,000 (LP)
 (SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,888,000
Meas. Type: Feet	Bedrooms: 5	Approx. Year Built: 1961
Frontage(feet): 66.00	Bathrooms: 3	Age: 65
Frontage(metres): 20.12	Full Baths: 3	Zoning: R1-1
Depth / Size: 117.5	Half Baths: 0	Gross Taxes: \$12,142.70
Lot Area (sq.ft.): 7,755.00	Rear Yard Exp: East	For Tax Year: 2026
Lot Area (acres): 0.18	P.I.D.: 010-772-031	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
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**
 Foundation: **Concrete Perimeter**

Renovations: **Completely**
 # of Fireplaces: **2** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas**
 Fuel/Heating: **Baseboard, Electric, Forced Air**
 Outdoor Area: **Fenced Yard**
 Type of Roof: **Asphalt**

Reno. Year: **2010**
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Single**
 Driveway Finish:
 Dist. to Public Transit: **VERY CLOSE** Dist. to School Bus: **CLOSE**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Property Disc.: **Yes**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **LOT 10, BLOCK 2, PLAN VAP2442, DISTRICT LOT 320, NEW WESTMINSTER LAND DISTRICT, EXC W 7 FT & E 10 FT NOW HIGHWAYS, OF LOT D**

Amenities:

Site Influences: **Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main):	1,433	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	17'10 x 15'3			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'8 x 9'11			x	Main 3
Finished Floor (Below):	1,466	Main	Kitchen	14'2 x 13'1			x	Main 5
Finished Floor (Basement):	0	Main	Primary Bedroom	13'7 x 12'2			x	Below 4
Finished Floor (Total):	2,899sq. ft.	Main	Bedroom	12'1 x 11'1			x	
Unfinished Floor:	0	Main	Bedroom	12'2 x 8'7			x	
Grand Total:	2,899sq. ft.	Below	Living Room	16'10 x 14'7			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Kitchen	11'8 x 8'10			x	
		Below	Bedroom	11'8 x 11'8			x	
		Below	Bedroom	11'7 x 10'3			x	
		Below	Flex Room	14'7 x 7'10			x	
		Below	Storage	18'7 x 8'7			x	
		Below	Storage	7'4 x 5'4			x	
Suite: Unauthorized Suite		Manuf Type:		Registered in MHR?:		PAD Rental:		
Basement: Full		MHR#:		CSA/BCE:		Maint. Fee:		
Crawl/Bsmt. Height:		# of Levels: 2		ByLaw Restrictions:				
# of Kitchens: 2		# of Rooms: 13						

Listing Broker(s): **Stilhavn Real Estate Services** **Stilhavn Real Estate Services**

Lovely family home in the desirable Southlands! Situated on a generous 66' x 117' lot, this well-maintained home features a big, sunny, but very private, backyard & patio, perfect for great BBQ's and letting the kids run and play. The renovated, open-concept main floor is perfect for entertaining & offers a spacious great room overlooking the backyard, cozy gas fireplace & a large cook's kitchen with gas stove, quartz counters and oversized island. 3 large bedrooms & 2 stylish full bathrooms complete the main floor. Downstairs, a spacious 2 bedroom suite is ideal for a mortgage helper or in-law accommodation. Lots of storage & a large single-car garage add to the appeal. Many more updates inside & out. Fantastic location close to UBC, transit & shopping! Open: Sat & Sun, Oct. 24 & 25, 2-4