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** Reno. Year: **2010**
# of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Baseboard, Electric, Forced Air**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

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**
Finished Floor (Above):	**0**
Finished Floor (AbvMain2):	**0**
Finished Floor (Below):	**1,466**
Finished Floor (Basement):	**0**
Finished Floor (Total):	**2,899 sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**2,899 sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **Unauthorized Suite**
Basement: **Full**

Floor	Type	Dimensions
Main	**Living Room**	**17'10 x15'3**
Main	**Dining Room**	**11'8 x9'11**
Main	**Kitchen**	**14'2 x13'1**
Main	**Primary Bedroom**	**13'7 x12'2**
Main	**Bedroom**	**12'1 x11'1**
Main	**Bedroom**	**12'2 x8'7**
Below	**Living Room**	**16'10 x14'7**
Below	**Kitchen**	**11'8 x8'10**
Below	**Bedroom**	**11'8 x11'8**
Below	**Bedroom**	**11'7 x10'3**
Below	**Flex Room**	**14'7 x7'10**
Below	**Storage**	**18'7 x8'7**
Below	**Storage**	**7'4 x5'4**

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Bathrooms	
Floor	#Pcs
Main	**3**
Main	**5**
Below	**4**

Crawl/Bsmt. Height: # of Levels: **2**
# of Kitchens: **2** # of Rooms: **13**

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

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

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