



Presented by:  
**David J Seadon**  
 RE/MAX Real Estate Services  
 Phone: 604-263-2823  
<http://www.thereferraladvantage.com>  
[davidseadon@telus.net](mailto:davidseadon@telus.net)



**Active**  
**R2053210**  
 Board: V  
 House/Single Family

**6805 SHERBROOKE STREET**  
 Vancouver East  
 South Vancouver  
 V5X 4C9

Residential Detached  
**\$1,498,800 (LP)**  
 (SP)



Sold Date: \_\_\_\_\_ Frontage (feet): **33.00** Original Price: **\$1,498,800**  
 Depth / Size (ft.): **121.81** Bedrooms: **4** Approx. Year Built: **1962**  
 Lot Area (sq.ft.): **4,019.73** Bathrooms: **2** Age: **54**  
 Flood Plain: \_\_\_\_\_ Full Baths: **2** Zoning: **RS-1**  
 Rear Yard Exp: **West** Half Baths: **0** Gross Taxes: **\$3,993.48**  
 Approval Req?: \_\_\_\_\_ Tax Inc. Utilities?: \_\_\_\_\_  
 If new, GST/HST inc?: \_\_\_\_\_ P.I.D.: **014-131-561**  
 Tour: \_\_\_\_\_

View: \_\_\_\_\_ : \_\_\_\_\_  
 Complex / Subdiv: \_\_\_\_\_  
 Services Connected: **Electricity, Natural Gas, Water**

Style of Home: <b>2 Storey</b> Construction: <b>Frame - Wood</b> Exterior: <b>Stucco, Wood</b> Foundation: <b>Concrete Perimeter</b> Rain Screen: _____ Renovations: <b>Partly</b> # of Fireplaces: <b>2</b> Fireplace Fuel: <b>Wood</b> Water Supply: <b>City/Municipal</b> Fuel/Heating: <b>Forced Air, Natural Gas</b> Outdoor Area: <b>Fenced Yard</b> Type of Roof: <b>Asphalt</b>	Total Parking: <b>1</b> Covered Parking: <b>1</b> Parking Access: <b>Lane</b> Parking: <b>Garage; Single</b> Dist. to Public Transit: _____ Dist. to School Bus: _____ Title to Land: <b>Freehold NonStrata</b> Seller's Interest: <b>Registered Owner</b> Property Disc.: <b>Yes</b> PAD Rental: _____ Fixtures Leased: <b>No</b> : _____ Fixtures Rmvd: <b>Yes: Dining room light fixture, hall light fixture</b> Floor Finish: <b>Wall/Wall/Mixed</b>
--	---

Legal: **PL VAP1965 LT 23 BLK A DL 740 LD 36**

Amenities: \_\_\_\_\_

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'7 x 13'5	Bsmt	Bedroom	11'2 x 9'6			x
Main	Dining Room	12'2 x 11'7	Bsmt	Storage	12'7 x 5'2			x
Main	Kitchen	15'2 x 8'5						x
Main	Master Bedroom	12'10 x 10'0						x
Main	Bedroom	11'10 x 9'5						x
Main	Bedroom	9'11 x 9'5						x
Bsmt	Family Room	20'4 x 11'5						x
Bsmt	Den	11'8 x 10'1						x
Bsmt	Living Room	18'9 x 10'3						x
Bsmt	Kitchen	16'3 x 10'5						x

Finished Floor (Main): <b>1,242</b> Finished Floor (Above): <b>0</b> Finished Floor (Below): <b>0</b> Finished Floor (Basement): <b>1,306</b> Finished Floor (Total): <b>2,548 sq. ft.</b>	# of Rooms: <b>12</b> # of Kitchens: <b>2</b> # of Levels: <b>2</b> Suite: <b>Unauthorized Suite</b> Crawl/Bsmt. Height: _____ Beds in Basement: <b>1</b> Beds not in Basement: <b>3</b> Basement: <b>Full</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Bath</th> <th>Floor</th> <th># of Pieces</th> <th>Ensuite?</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Main</td> <td>5</td> <td>No</td> </tr> <tr> <td>2</td> <td>Below</td> <td>3</td> <td>No</td> </tr> <tr> <td>3</td> <td></td> <td></td> <td></td> </tr> <tr> <td>4</td> <td></td> <td></td> <td></td> </tr> <tr> <td>5</td> <td></td> <td></td> <td></td> </tr> <tr> <td>6</td> <td></td> <td></td> <td></td> </tr> <tr> <td>7</td> <td></td> <td></td> <td></td> </tr> <tr> <td>8</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Bath	Floor	# of Pieces	Ensuite?	1	Main	5	No	2	Below	3	No	3				4				5				6				7				8				Outbuildings Barn: _____ Workshop/Shed: _____ Pool: _____ Garage Sz: _____ Door Height: _____
Bath	Floor	# of Pieces	Ensuite?																																				
1	Main	5	No																																				
2	Below	3	No																																				
3																																							
4																																							
5																																							
6																																							
7																																							
8																																							

Listing Broker(s): **RE/MAX Real Estate Services**

**First time in 54 years that this vintage Vancouver family home is coming to market. Set on a 33' x 122' lot with a sunny west exposed backyard, this home has had lots of recent updating and renovations and is in excellent condition. The main house has a very good layout with 3 bedrooms on main, large living and dining rooms, kitchen with nook, newly renovated bathroom, large renovated family room and den downstairs and lots of storage. Downstairs also has a very nice, separate, renovated 1 bedroom mortgage helper. Furnace is just a few years old. An oversized single car garage rounds out this great property located on a lovely tree lined street. Come see for yourself at one of our Open Houses: Thurs, April 7, 4-6; Sat & Sun, April 9 & 10, 1-3.**