



Presented by:
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Active
R2889499
Board: V
House/Single Family

5973 SHERBROOKE STREET
Vancouver East
Knight
V5W 3N3

Residential Detached
\$2,168,000 (LP)
(SP)



Sold Date: Frontage (feet): **32.97** Original Price: **\$2,168,000**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1989**
Depth / Size: **122.38** Bathrooms: **4** Age: **35**
Lot Area (sq.ft.): **4,034.86** Full Baths: **4** Zoning: **RS-1**
Flood Plain: Half Baths: **0** Gross Taxes: **\$7,216.79**
Rear Yard Exp: **West** For Tax Year: **2023**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **013-980-009**
Tour: **Virtual Tour URL**

View: :
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Natural Gas, Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard, Hot Water**
Outdoor Area: **Patio(s), Sundeck(s)**
Type of Roof: **Tile - Concrete**

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
Parking: **Garage; Double**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Laminate, Mixed, Carpet**

Legal: **LOT 30, BLOCK 4, PLAN VAP2179, DISTRICT LOT 713, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:
Site Influences: **Central Location, Lane Access, Private Setting, Private Yard, Recreation Nearby**
Features: **Clothes Washer/Dryer, Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	0' x 0'	Bsmt	Bedroom	0' x 0'			x
Main	Dining Room	0' x 0'	Bsmt	Laundry	0' x 0'			x
Main	Family Room	0' x 0'			x			x
Main	Kitchen	0' x 0'			x			x
Main	Eating Area	0' x 0'			x			x
Main	Den	0' x 0'			x			x
Above	Primary	0' x 0'			x			x
Above	Bedroom	0' x 0'			x			x
Above	Bedroom	0' x 0'			x			x
Bsmt	Recreation	0' x 0'			x			x

Finished Floor (Main): 1,055	# of Rooms: 12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 799	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below): 554	# of Levels: 2	2	Above	4	Yes	Workshp/Shed:
Finished Floor (Basement): 0	Suite:	3	Above	5	No	Pool:
Finished Floor (Total): 2,408 sq. ft.	Crawl/Bsmt. Height:	4	Bsmt	4	No	Garage Sz:
Unfinished Floor: 0	Beds in Basement: 1 Beds not in Basement: 3	5				Grg Dr Ht:
Grand Total: 2,408 sq. ft.	Basement: Crawl, Fully Finished, Part	6				
		7				
		8				

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

Well maintained family home on a quiet street within minutes to popular Memorial South Park, tennis courts, running tracks, soccer fields etc.. Upper floor has 3 bedrooms and 2 bathrooms; den and full bathroom on main; separate entrance lower floor finished with a recreation room, bedroom, 4 pc bath and loads of crawl space for excellent storage. The west facing deck and backyard is perfect for summer BBQs. 2 car garage and fenced backyard. Recent updating includes new toilets, new light fixtures, newer kitchen appliances and hot water tank, etc. Great house in a desirable location. Open House Sunday June 9, 2024 2-4 pm. Will not last.