

Active
R2465382
 Board: V, Detached
 House/Single Family

6061 BATTISON STREET

Vancouver East
 Killarney VE
 V5S 3M7

\$1,345,000 (LP)
 (SP)



Days on Market: **0** List Date: **6/15/2020** Expiry Date: **9/30/2020**
 Previous Price: **\$0** Original Price: **\$1,345,000** Sold Date:
 Meas. Type: **Feet** Frontage (feet): **33.00** Approx. Year Built: **1964**
 Depth / Size: **102.46** Frontage (metres): **10.06** Age: **56**
 Lot Area (sq.ft.): **3,381.18** Bedrooms: **3** Zoning: **RS1**
 Flood Plain: **No** Bathrooms: **2** Gross Taxes: **\$4,615.40**
 Council Apprv?: Full Baths: **2** For Tax Year: **2019**
 Rear Yard Exp: **East** Half Baths: **0** Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **013-478-168**
 View: **No** Tour:
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas**
 Sewer Type: **City/Municipal**

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Other**
 Foundation: **Concrete Perimeter** CSA/BCE:
 Rain Screen: Reno. Year:
 Renovations: R.I. Plumbing:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Wood** Metered Water:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Natural Gas, Wood**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
 Parking: **Carport & Garage**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Registered:
 Floor Finish: **Hardwood, Vinyl/Linoleum**

Legal: **LOT 6, BLOCK A, PLAN VAP2747, DISTRICT LOT 339 N W QTR, NEW WESTMINSTER LAND DISTRICT** Municipal Charges

Amenities: Garbage:
 Water:
 Dyking:
 Sewer:
 Other:
 Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**
 Features: **Clothes Washer/Dryer, Drapes/Window Coverings, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'11 x 12'7			x			x
Main	Dining Room	9'4 x 6'8			x			x
Main	Master Bedroom	12'4 x 10'7			x			x
Main	Bedroom	10'8 x 8'10			x			x
Main	Bedroom	11'8 x 8'2			x			x
Main	Kitchen	16'1 x 9'4			x			x
Below	Recreation Ro...	35'0 x 11'9			x			x
Below	Flex Room	12'10 x 9'0			x			x
Below	Den	12'4 x 10'4			x			x
		x			x			x

Finished Floor (Main):	1,097	# of Rooms: 9	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Bsmt	4	No	Workshop/Shed:
Finished Floor (Basement):	1,010	Suite: Unauthorized Suite	3				Pool:
Finished Floor (Total):	2,107 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0 Beds not in Basement: 3	5				Grg Door Ht:
Grand Total:	2,107 sq. ft.	Basement: Full	6				
			7				
			8				

List Broker 1: **Oakwyn Realty Ltd. - Office: 604-620-6788** List Broker 2:
 List Desig Agt 1: **Melanie Chow PREC* - Phone: 604-839-3231** info@melaniechow.ca
 List Desig Agt 2: 3: Appointments: **Touchbase**
 Sell Broker 1: Call: **Melanie Chow**
 Sell Sales Rep 1: 2: 3: Phone: **604-839-3231**
 Owner: **Cathy Cynthia Shum**
 Commission: **3.255% ON THE FIRST \$100,000 AND 1.1625% ON THE BALANCE**
 Occupancy: **Owner**

Realtor **24 hours notice to show. Measurements by iSHOT, buyer to verify. COVID protocol in place. Please refer to attached COVID checklist.**
 Remarks:

Welcome to Killarney, one of Vancouver's most sought after neighborhoods to live. This well kept bungalow is situated on a quiet tree-lined street, across MacCorkindale Elementary and walking distance to Killarney Secondary and Killarney Community/Recreation Centre. Safeway shopping plaza nearby and easy access to Kingsway Street to take you anywhere in the city. 3 bedrooms upstairs, with large deck off the kitchen opens up to city and mountain views. Potential 2 bedroom rental suite downstairs make this ideal for the first time buyer, upsizer, or investor. Please book an appointment to view.