

Active
R2537375
 Board: V, Detached
 House/Single Family

3460 YUKON STREET

Vancouver West
 Cambie
 V5Y 3S2

\$3,000,000 (LP)
 (SP)



Days on Market: **0** List Date: **2/9/2021** Expiry Date: **2/9/2022**
 Previous Price: **\$0** Original Price: **\$3,000,000** Sold Date:
 Meas. Type: **Feet** Frontage (feet): **61.00** Approx. Year Built: **1912**
 Depth / Size: Frontage (metres): **18.59** Age: **109**
 Lot Area (sq.ft.): **5,520.00** Bedrooms: **5** Zoning: **RS-7**
 Flood Plain: Bathrooms: **5** Gross Taxes: **\$884.00**
 Council Apprv?: Full Baths: **5** For Tax Year: **2020**
 Rear Yard Exp: **Northwest** Half Baths: **0** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **011-229-365**
 View: : Tour:
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

| | | | |
|--|---|--|--|
| Style of Home: 3 Storey | Total Parking: 1 | Covered Parking: 1 | Parking Access: Lane, Side |
| Construction: Frame - Wood | Parking: DetachedGrge/Carport | | |
| Exterior: Mixed, Wood | Dist. to Public Transit: 1 BLOCK | Dist. to School Bus: NEAR | |
| Foundation: Concrete Perimeter | Reno. Year: | Title to Land: Freehold NonStrata | Seller's Interest: Registered Owner |
| Rain Screen: | R.I. Plumbing: | Property Disc.: Yes | PAD Rental: |
| Renovations: | R.I. Fireplaces: 0 | Fixtures Leased: No | Fixtures Rmvd: : |
| # of Fireplaces: 0 | Metered Water: | Registered: | Floor Finish: Laminate, Mixed |
| Fireplace Fuel: | | | |
| Water Supply: City/Municipal | | | |
| Fuel/Heating: Baseboard, Electric, Hot Water | | | |
| Outdoor Area: Fenced Yard, Patio(s) & Deck(s) | | | |
| Type of Roof: Asphalt | | | |

Legal: **LOT A, BLOCK 542, PLAN VAP5108, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, OF LOT 34** Municipal Charges
 Amenities: Garbage:
 Water:
 Dyking:
 Sewer:
 Other:
 Site Influences: **Central Location, Lane Access, Private Yard, Shopping Nearby, Treed**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|-------------|--------------|-------|---------|------------|
| Main | Living Room | 12'2 x 10'4 | Above | Bedroom | 7'11 x 9'5 | Below | Other | 12'4x 5'6 |
| Main | Bedroom | 10'9 x 12'9 | Above | Den | 7'2 x 5'7 | Below | Storage | 17'2x 7'1 |
| Main | Kitchen | 9'9 x 7'3 | Above | Kitchen | 9'5 x 5'3 | Below | Laundry | 12'5x 7'1 |
| Main | Foyer | 26'10 x 5'11 | Above | Patio | 7'8 x 5'2 | | | x |
| Main | Living Room | 13'7 x 13'9 | Above | Living Room | 11'3 x 13'10 | | | x |
| Main | Bedroom | 12'4 x 11'2 | Above | Bedroom | 8'3 x 8'11 | | | x |
| Main | Kitchen | 12'4 x 7'11 | Above | Kitchen | 7'3 x 5'6 | | | x |
| Main | Walk-In Closet | 5'4 x 5'6 | Below | Living Room | 14'1 x 16'0 | | | x |
| Main | Patio | 7'5 x 15'5 | Below | Bedroom | 13'2 x 10'1 | | | x |
| Above | Living Room | 11'3 x 9'11 | Below | Kitchen | 8'6 x 10'7 | | | x |

| | | | | | | |
|--|----------------------------------|------|-------|-------------|----------|----------------|
| Finished Floor (Main): 1,157 | # of Rooms: 23 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): 1,051 | # of Kitchens: 5 | 1 | Main | 4 | Yes | Barn: |
| Finished Floor (Below): 1,008 | # of Levels: 3 | 2 | Main | 4 | Yes | Workshop/Shed: |
| Finished Floor (Basement): 0 | Suite: Legal Suite, Other | 3 | Above | 4 | No | Pool: |
| Finished Floor (Total): 3,216 sq. ft. | Crawl/Bsmt. Height: | 4 | Above | 4 | Yes | Garage Sz: |
| Unfinished Floor: 0 | Beds in Basement: 0 | 5 | Below | 4 | No | Grg Door Ht: |
| Grand Total: 3,216 sq. ft. | Basement: None | 6 | | | | |
| | Beds not in Basement: 5 | 7 | | | | |
| | | 8 | | | | |

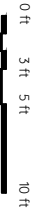
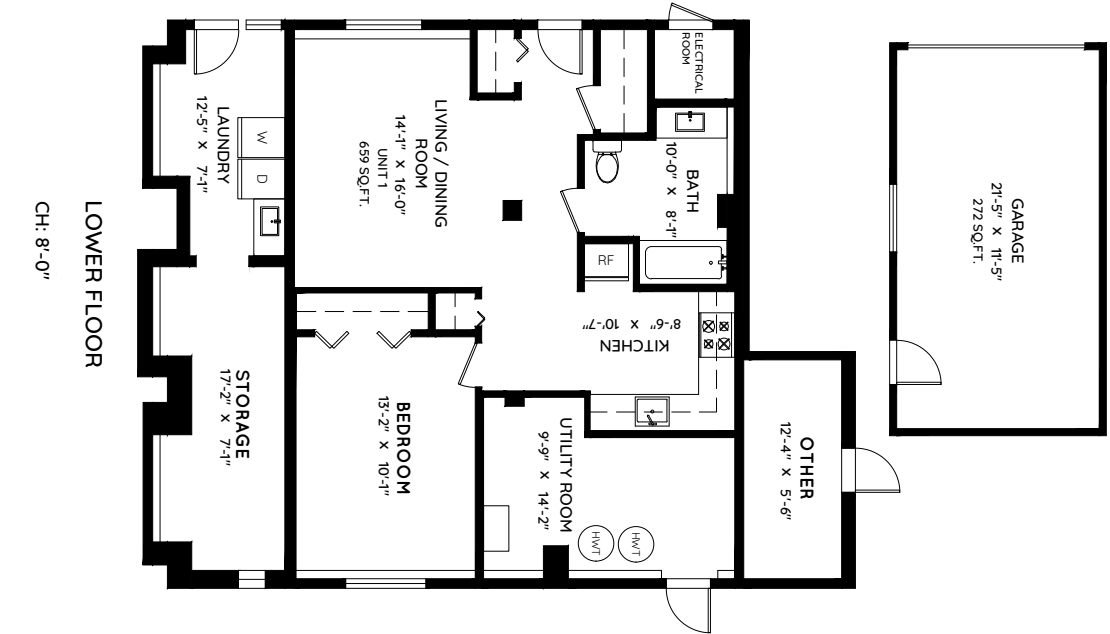
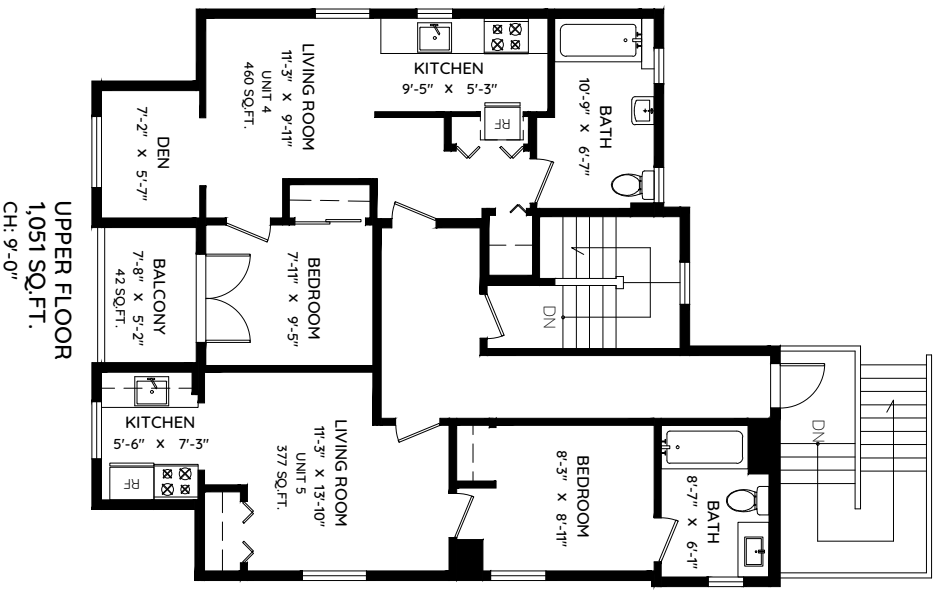
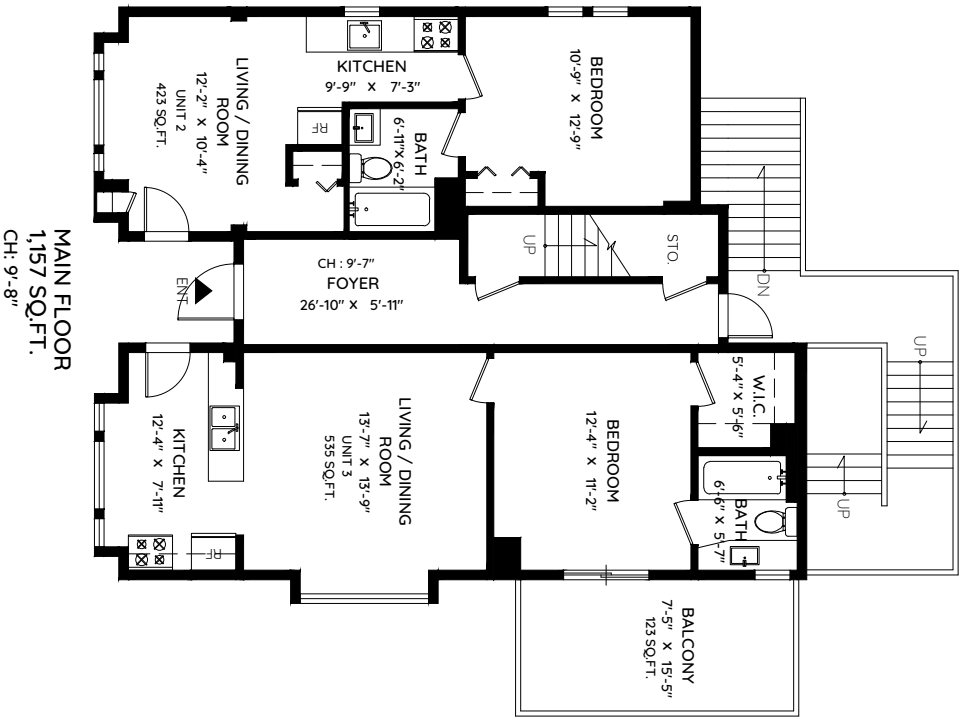
List Broker 1: **Prompton Real Estate Services Inc. - Office: 604-899-2333** List Broker 2: **Prompton Real Estate Services Inc. - Office: 604-899-2333**
 List Broker 3:
 List Desig Agt 1: **Corina Marin - Phone: 604-729-6777** **cmrealty@gmail.com** Appointments: **Phone L.R. First**
 List Desig Agt 2: **Mohsen Esfahani - Phone: 604-445-4596** 3: **Corina**
 Sell Broker 1: **3:** **604-729-6777**
 Sell Sales Rep 1: 2: 3:
 Owner: **COMMUNITY LIVING SOCIETY FOR COMMUNITY LIVING SOCIETY**
 Commission: **1.2%** Occupancy: **Vacant**

Realtor **Call CORINA (604) 729-6777 or MOHSEN (604) 445-4596 to schedule a private viewing. Note: annual property tax amount is reflected based**
 Remarks: **on current usage. All measurements are approximate, Buyer to verify.**

Unique opportunity to own in one of Vancouver-Westside's most livable neighborhoods, near the sought-after Cambie Corridor. This property offers great flexibility for homeowners, investors, and developers. It has substantial rental revenue potential and offers a redevelopment opportunity. The 3-level character home with charming curb appeal, was built in 1912. With approx. 3500 SQ.FT, on a 61 X 90.5 ft Lot(5,520 SQ.FT Lot)and RS-7 zoning; FIVE One-Bedroom self-contained suits, fully equipped with kitchen & bathroom. Unique corner lot with the possibility of laneway infill housing. Ideal location in a desirable, family friendly, residential community, walking distance to shopping, restaurants, parks, Canada Line and all the conveniences at Cambie Village.

3460 YUKON STREET VANCOUVER, BC

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|--------------|--------------------|
| MAIN | 1157 SQ.FT. |
| UPPER | 1051 SQ.FT. |
| LOWER | 1008 SQ.FT. |
| TOTAL | 3216 SQ.FT. |



The floor plan and the measurements are approximate and are to be used for advertising usage only.
Not suitable for architectural or construction. ESO insured