



# Bob Zhong 鍾博



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地產買賣 商業生意 出租管理

:: BobZhong.com :: Selling & Managing Greater Vancouver :: email: BobZhong@gmail.com ::

### M 3107 E 52ND AVENUE

Vancouver  
Killarney VE

V5S 1T7

House/Single Family



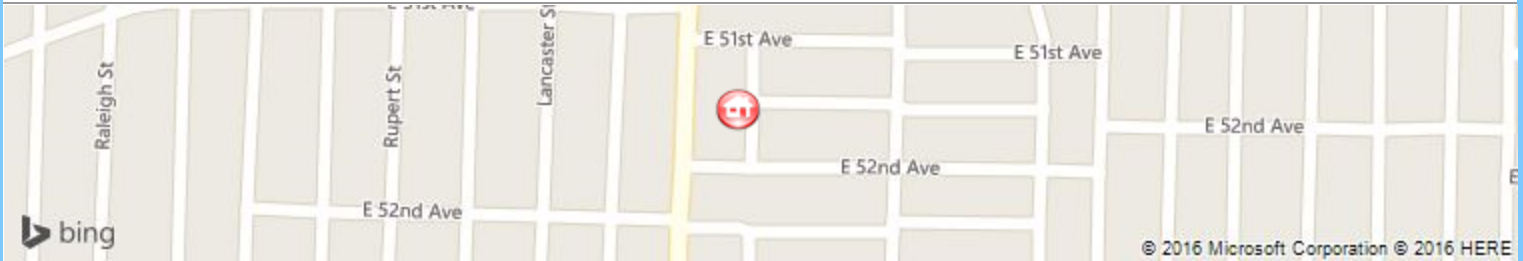
**PRIME KILLARNEY LOCATION WITH BIG 43' x 120' LOT (5160 SQ FT)! This bright, well maintained 4 bedroom 2 bathroom gem offers 2,871 sq. ft. of living, a private fenced backyard + 1 bedroom suite potential with private entry. 5,160 sq. ft. level lot includes a rear 2 car garage with lane access + plenty of parking out front. Bright living room with large south facing window, remodelled kitchen, 2 cozy gas fireplaces, and remodelled upstairs bathroom. Addition built onto home featuring large solarium with seating area, hot tub & washing station, perfect for relaxing or entertaining. Centrally located just minutes walk to transit, Champlain Mall, Captain James Cook Elementary, Killarney Secondary, Killarney Community Centre, Pool & Park. CALL TODAY!**

Frontage - Feet	<b>43.00</b>	Total Bedrooms	<b>4</b>	Zoning	<b>RS-1</b>
Depth	<b>120</b>	Total Baths	<b>2</b>	Gross Taxes	<b>\$5,014.15</b>
Lot Sz (Sq.Ft.)	<b>5,160.00</b>	Full Baths	<b>2</b>	Tax Utilities Incl	<b>No</b>
AI	<b>North</b>	TotalPrng	<b>2</b>	Yr Blt	<b>1958</b>
Flood Plain				Age	<b>57</b>
VwSpecify					
Features Included	<b>ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool, Microwave, Wet Bar</b>				

Style of Home: **Rancher/Bungalow w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Stucco, Vinyl, Wood**  
 Foundation: **Concrete Slab**  
 Rain Screen: **Full**  
 Renovations: **Full**  
 # of Fireplaces: **2**  
 Fireplace Fuel: **Gas - Natural**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air**  
 Outdoor Area: **Fenced Yard**  
 Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane, Rear**  
 Parking: **Add. Parking Avail., Garage; Double**

Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**  
 Title to Land: **Freehold NonStrata**  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Wall/Wall/Mixed**



Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 14'8	Bsmt	Living Room	14' x 14'			x
Main	Dining Room	11'5 x 9'10	Bsmt	Kitchen	11'5 x 10'8			x
Main	Kitchen	11'6 x 10'8	Bsmt	Dining Room	0' x 0'			x
Main	Solarium	18' x 13'	Bsmt	Bedroom	11'4 x 9'7			x
Main	Master Bedroom	12'6 x 11'6						x
Main	Bedroom	10' x 9'						x
Main	Bedroom	9'10 x 9'						x
Bsmt	Recreation	23'8 x 12'						x
Bsmt	Storage	13' x 11'						x
Bsmt	Laundry	0' x 0'						x

Finished Floor (Main):	<b>1,623</b>	# of Rooms:	<b>14</b>	Bath		Floor	<b># of Pieces</b>	Ensuite?		Outbuildings	
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>2</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>			Barn:	
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2	<b>Bsmt</b>	<b>3</b>	<b>No</b>			Workshop/Shed:	
Finished Floor (Basement):	<b>1,248</b>	Suite:	<b>Unauthorized Suite</b>	3						Pool:	
Finished Floor (Total):	<b>2,871 sq. ft.</b>	Crawl/Bsmt. Height:		4						Garage Sz:	
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>1</b>	5						Door Height:	
Grand Total:	<b>2,871 sq. ft.</b>	Basement:	<b>Full, Fully Finished, Separate Entry</b>	6							
				7							
				8							

Listing Broker(s):