



Presented by:

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RE/MAX Margaret Leung Realty

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**R2004207**Board: V  
House/Single Family**5236 WINDSOR STREET**

Vancouver East

Fraser VE

V5W 3H8

Residential Detached

**\$1,199,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>49.50</b>	Approx. Year Built:	<b>1946</b>
Depth / Size (ft.):	Bedrooms:	<b>3</b>	Age:	<b>69</b>
Lot Area (sq.ft.):	Bathrooms:	<b>2</b>	Zoning:	<b>RS-1</b>
Flood Plain:	Full Baths:	<b>2</b>	Gross Taxes:	<b>\$4,293.42</b>
Rear Yard Exp:	Half Baths:	<b>0</b>	For Tax Year:	<b>2015</b>
Approval Req?:			Tax Inc. Utilities?:	<b>No</b>
If new, GST/HST inc?:			P.I.D.:	<b>014-834-391</b>
			Tour:	

View: :

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Gas - Natural**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Patio(s)**  
 Type of Roof: **Wood**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**  
 Parking: **DetachedGrge/Carport**

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

Legal: **PL VAP1369 LT 8 BLK 12 DL 668 LD 36**

Amenities:

Site Influences: **Central Location, Private Setting**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
Main	Living Room	0' x 0'			x			x
Main	Kitchen	0' x 0'			x			x
Main	Family Room	0' x 0'			x			x
Main	Eating Area	0' x 0'			x			x
Main	Master Bedroom	0' x 0'			x			x
Main	Bedroom	0' x 0'			x			x
Bsmt	Recreation Ro...	0' x 0'			x			x
Bsmt	Bedroom	0' x 0'			x			x
Bsmt	Sauna	0' x 0'			x			x
Bsmt	Laundry	0' x 0'			x			x

Finished Floor (Main):	<b>933</b>	# of Rooms:	<b>10</b>	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1		Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2		Bsmt	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>300</b>	Suite:	<b>None</b>	3					Pool:
Finished Floor (Total):	<b>1,233 sq. ft.</b>	Crawl/Bsmt. Height:		4					Garage Sz:
		Beds in Basement: <b>1</b>	Beds not in Basement: <b>2</b>	5					Door Height:
Unfinished Floor:	<b>0</b>	Basement: <b>Part, Partly Finished</b>		6					
Grand Total:	<b>1,233 sq. ft.</b>			7					
				8					

Listing Broker(s): **RE/MAX Margaret Leung Realty**

**Great neighbourhood to raise the family. Large and flat 49.5 x 98 ft. lot. Open Floor plan. Spacious living room with gas fireplace. Large newer kitchen with adjoining family room. 2 bedrooms on main and 1 bedroom down. 2 bathrooms. Fenced private backyard. Lane access with garage. Great opportunity to live in this desirable area. Walk to Sir Alexander MacKenzie Elementary. Sold in "as is" condition. Value mainly in land but the house is still liveable. Sneak preview Wed Sept. 30 from 6-7 p.m. Public Open Sat Oct 3 from 2 - 4 p.m.**