SUEANDSARAH'S HOMES

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Active
R2649032
Board: V
House/Single Family

5973 HOLLAND STREET

Vancouver West
Southlands
V6N 2B2

Residential Detached
$2,688,000 (LP)
(SP)

Sold Date:		If new, GST/HST inc?:		Original Price:	**$2,688,000**
Meas. Type:	**Feet**	Bedrooms:	**6**	Approx. Year Built:	**1990**
Frontage(feet):	**33.00**	Bathrooms:	**4**	Age:	**32**
Frontage(metres):	**10.06**	Full Baths:	**3**	Zoning:	**RS-5**
Depth / Size:	**124.00**	Half Baths:	**1**	Gross Taxes:	**$6,931.46**
Lot Area (sq.ft.):	**4,092.00**	Rear Yard Exp:		For Tax Year:	**2021**
Lot Area (acres):	**0.09**	P.I.D.:	**006-951-295**	Tax Inc. Utilities?:	
Flood Plain:				Tour:	
View:	**No :**				
Complex/Subdiv:	**SOUTHLANDS**				
Services Connected:	**Electricity, Natural Gas**				

Sewer Type: **City/Municipal** Water Supply: **Cistern**

Style of Home: **3 Storey w/Bsmt**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Renovations: Reno. Year: **2010**
# of Fireplaces: **2** R.I. Fireplaces: Rain Screen:
Fireplace Fuel: **Natural Gas** Metered Water:
Fuel/Heating: **Forced Air, Natural Gas** R.I. Plumbing:
Outdoor Area: **Fenced Yard, Sundeck(s)**
Type of Roof: **Other**

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No :**

Fixtures Rmvd: **No :EATING AREA LIGHT FIXTURE**

Floor Finish: **Hardwood, Carpet**

Legal: **LOT 7, BLOCK 9, PLAN VAP3720, PART S1/2, DISTRICT LOT 320, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Lane Access, Private Yard, Recreation Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Microwave, Sprinkler - Inground, Vacuum - Built In**

Finished Floor (Main):	**1,071**
Finished Floor (Above):	**882**
Finished Floor (AbvMain2):	**523**
Finished Floor (Below):	**0**
Finished Floor (Basement):	**609**
Finished Floor (Total):	**3,085sq. ft.**
Unfinished Floor:	**0**
Grand Total:	**3,085sq. ft.**
Flr Area (Det'd 2nd Res):	**sq. ft.**

Suite: **Unauthorized Suite**
Basement: **Part**

Crawl/Bsmt. Height: # of Levels: **4**
# of Kitchens: **2** # of Rooms: **16**

Floor	Type	Dimensions
Main	**Porch (enclosed)**	**7' x 3'10**
Main	**Foyer**	**6'4 x 3'5**
Main	**Living Room**	**22' x 12'7**
Main	**Kitchen**	**14'1 x 10'9**
Main	**Dining Room**	**10'9 x 9'4**
Main	**Family Room**	**14'4 x 11'3**
Above	**Master Bedroom**	**14'6 x 14'**
Above	**Walk-In Closet**	**7'11 x 7'7**
Above	**Bedroom**	**11'8 x 10'8**
Above	**Bedroom**	**10'11 x 9'1**
Abv Main 2	**Bedroom**	**15'10 x 10'8**
Abv Main 2	**Walk-In Closet**	**6'3 x 5'11**
Abv Main 2	**Bedroom**	**15'10 x 9'4**

Floor	Type	Dimensions
Bsmt	**Living Room**	**15'2 x 13'9**
Bsmt	**Kitchen**	**6'1 x 5'2**
Bsmt	**Bedroom**	**10'3 x 9'9**
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

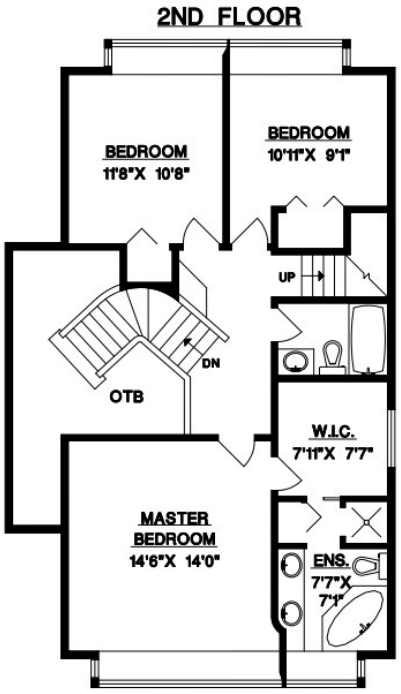
Bathrooms	
Floor	#Pcs
Main	**2**
Above	**5**
Above	**3**
Bsmt	**3**

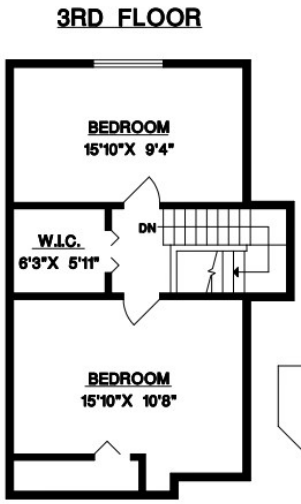
Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

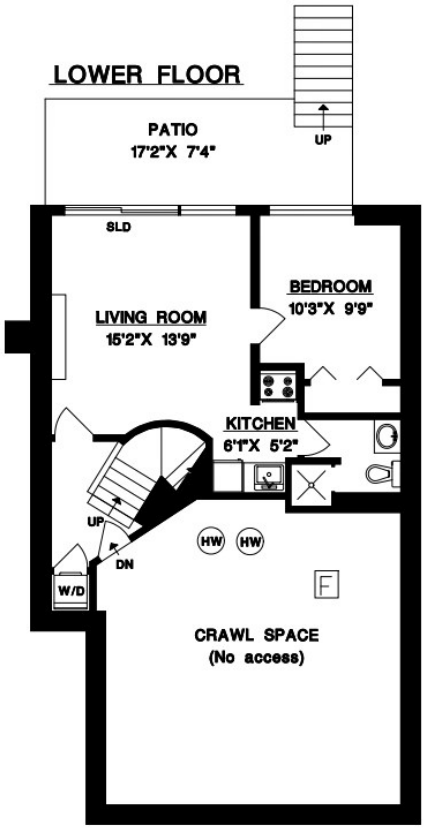
Listing Broker(s): **RE/MAX Select Properties** **RE/MAX Select Properties**

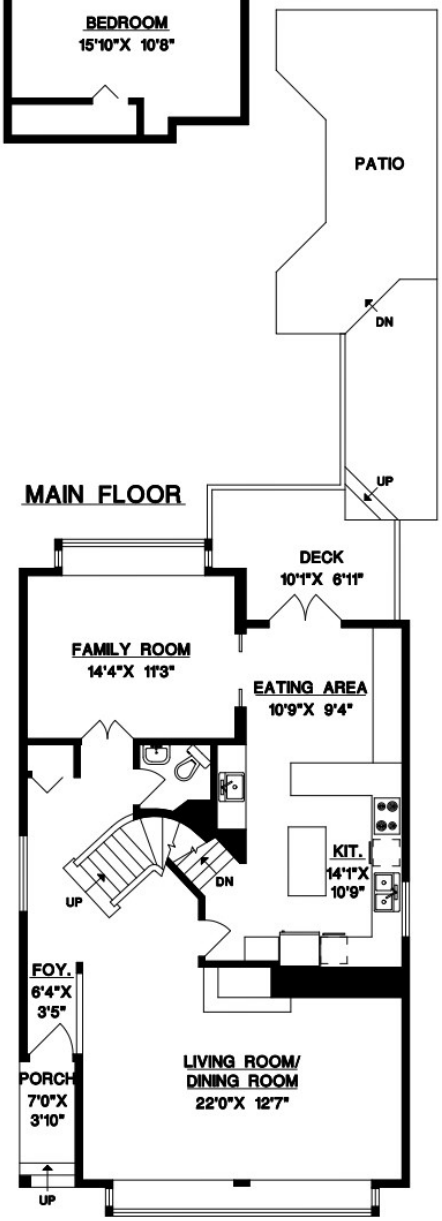
Unique contemporary home nestled in the heart of Southland's! This beautifully well-maintained house features 6 bedrooms, 4 bathrooms, stunning living/sitting room with floor to ceiling windows, upgraded kitchen overlooking private West facing backyard with renovated deck perfect for gathering with family and friends. Huge 3 car garage with 3rd spot currently used as workshop with flexibility for a studio, office, gym or playroom. This spacious 3,085 sq ft home also includes a basement suit rentable for $1,500/month – great mortgage helper! Make this close-knit community home so you can enjoy scenic walks in Pacific Spirit Park, riding trails, Point Grey Golf & Country Club and so much more! Easy access to prestigious Crofton House and St. George Schools.

The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'.









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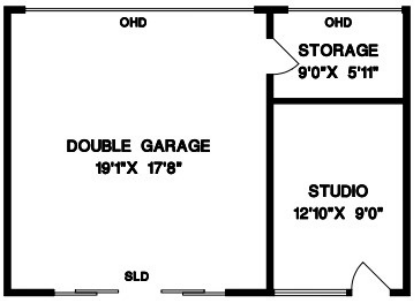
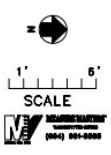
5973 HOLLAND ST., VANCOUVER, B.C.

3RD FLOOR	523 SQ.FT.
2ND FLOOR	882 SQ.FT.
MAIN FLOOR	1071 SQ.FT.
LOWER FLOOR	609 SQ.FT.
TOTAL	3085 SQ.FT.

GARAGE/STOR.	556 SQ.FT.
DECK	98 SQ.FT.
PORCH	27 SQ.FT.
LOWER PATIO	148 SQ.FT.
MAIN PATIO	293 SQ.FT.