

NEIGHBORHOOD HIGHLIGHTS

Elementary School

Captain James Cook Elementary

Secondary School

Killarney Secondary

French Immersion

Laura Secord Elementary

Sir Winston Churchill Secondary

BIKE SCORE: 56

TRANSIT SCORE: 52

WALK SCORE: 51

6630 BUTLER STREET

5 BED, 3 BATH, 2612 SQ. FT.

This large and well-maintained, owner occupied Vancouver Special on a 34x132 lot is ready for you! 3 large bedrooms up, including an updated master bedroom ensuite. Bright and spacious living/dining and large eat-in kitchen round out the main floor. 2 large bedrooms and a full bathroom make the ground level fully functional for either additional living space or to put in an income-generating basement suite. Beautifully maintained, low-maintenance landscaping makes for easy living. Backyard also provides space for 4 cars (two covered).

\$2,150,000



6630 BUTLER STREET

View additional photos & 3D Tour at www.KeithRoy.com









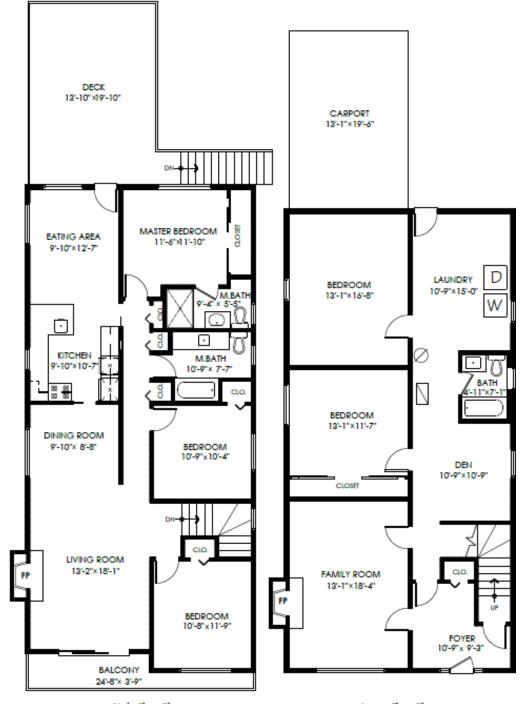








Main Floor: 1,324 sq.ft. Lower Floor: Total Livable: 1,288 sq.ff. 2,612 sq.ff. 255 sq.ft. 284 sq.ft. 70 sq.ft. 609 sq.ft. Carport: Deck: Balcony: Total Extras:



Main Floor Plan Floor Area: 1324 sq.ft. Ceiling Height: 7'-11"

Lower Floor Plan Floor Area: 1288 sq.ft. Ceiling Height: 7'-8"











Presented by:

Keith Roy PREC*

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Active R2670889 Board: V House/Single Family

6630 BUTLER STREET

Vancouver East Killarney VE V5S 3K9

Residential Detached

\$2,150,000 (LP) 000

(SP) M



Original Price: \$2,150,000 Sold Date: If new, GST/HST inc?: Meas. Type: Feet Bedrooms: 5 Approx. Year Built: 1976 Frontage(feet): 34.00 Bathrooms: 3 Age: 46 Frontage(metres): 10.36 Full Baths: 3 Zoning: RS-1 Depth / Size: O **Gross Taxes:** \$6,149.86 132 Half Baths: Lot Area (sq.ft.): 4,488.00 Rear Yard Exp: East

Lot Area (acres): 0.10

P.I.D.: 013-248-111

2021 For Tax Year:

Parking: Carport; Single

Dist. to Public Transit: Close

Parking Access: Rear

Dist. to School Bus: Close

Dimensions

X

X

X

x

X X

X

X

X

x

X

x

Tax Inc. Utilities?:

Tour: Virtual Tour URL

Land Lease Expiry Year:

Flood Plain:

Reno. Year:

Rain Screen:

Metered Water:

View: No:

Complex/Subdiv:

Services Connected: Electricity, Water

Total Parking: 4

Driveway Finish:

Property Disc.: Yes

Fixtures Leased: No:

Water Supply: City/Municipal Sewer Type:

Covered Parking: 1

Style of Home: 2 Storey

Construction: Frame - Wood Brick, Mixed, Stucco Exterior:

Foundation: **Concrete Perimeter**

Renovations: Partly

R.I. Fireplaces: # of Fireplaces: 2

Fireplace Fuel: Wood Fuel/Heating: Forced Air

Outdoor Area: Balcny(s) Patio(s) Dck(s)

Type of Roof: Other

R.I. Plumbing: Fixtures Rmvd: No:

> Floor Finish: Hardwood, Mixed, Tile

Title to Land: Freehold NonStrata

Legal: LOT 12, BLOCK 7, PLAN VAP3011, DISTRICT LOT 338 S E QTR, NEW WESTMINSTER LAND DISTRICT

Main

Main

MHR#:

Manuf Type:

Amenities: Garden

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

ClthWsh/Dryr/Frdg/Stve/DW Features:

Finished Floor (Main): 1,324 Finished Floor (Above): O O Finished Floor (AbvMain2): Finished Floor (Below): 1,288 Finished Floor (Basement): Finished Floor (Total): 2,612sq. ft.

Unfinished Floor: Grand Total: 2,612sq. ft.

sq. ft. FIr Area (Det'd 2nd Res):

Suite: None Basement: None

Crawl/Bsmt. Height: # of Levels: 2 # of Kitchens: 1 # of Rooms: 13

Floor Type **Dimensions Below** 10'9 x9'3 Foyer Family Room **Below** 13'1 x 18'4 Below Den 10'9 x 10'9 Bedroom **Below** 13'1 x 11'7 **Below** Bedroom 13'1 x 16'8 **Below** 10'9 x 15'0 Laundry Living Room Dining Room 13'2 x 18'1 Main Main 9'10 x8'8 Kitchen Main 9'10 x 10'7 Main **Eating Area** 9'10 x 12'7 Main Master Bedroom

11'6 x 11'10 10'9 x 10'4 10'8 x 11'9

Registered in MHR?: CSA/BCE:

PAD Rental: Maint Fee:

ByLaw Restrictions:



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Type





Bathrooms

Floor

Main

Main

Below

Keith Roy, PREC*

Bedroom

Bedroom