



WESTSIDE REVENUE POTENTIAL

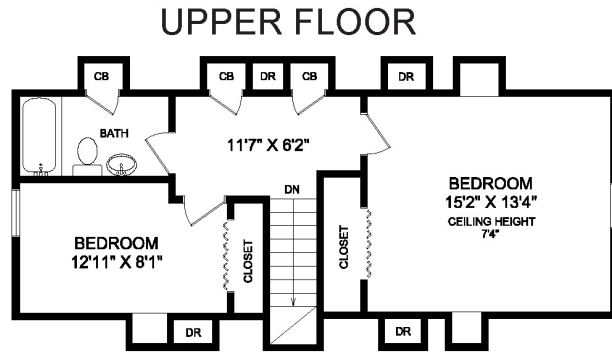
5705 Alma St. & Laneway Home, Vancouver, British Columbia

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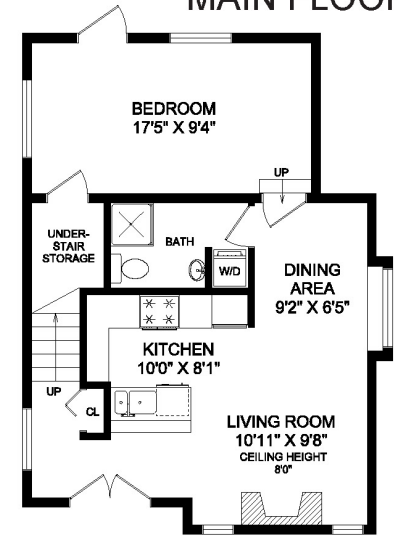
Canada

5705 ALMA ST

AREA		SQ FT	
FLOOR	FINISHED	UNFINISHED	TOTAL
MAIN	1302	0	1302
UPPER	605	0	605
LOWER	1295	0	1295
TOTAL	3202	0	3202
DECK		122	
PORCH		26	



MAIN FLOOR



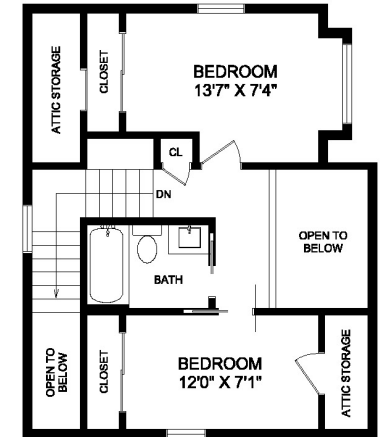
MAIN FLOOR



LOWER FLOOR



UPPER FLOOR



3738 WEST 41ST AVE

AREA		SQ FT	
FLOOR	FINISHED	UNFINISHED	TOTAL
MAIN	640	0	640
UPPER	429	62	491
TOTAL	1069	62	1131

5705 ALMA ST AND 3738 WEST 41ST AVE

THIS DOCUMENT PREPARED FOR THE EXCLUSIVE USE OF
ANDIE SKENE & CHERYL NADEAU

MEASURED 06/03/2016, 2016 BY JUSTIN GREENWOOD

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WESTSIDE REVENUE POTENTIAL

Conveniently located in Southlands, close to transit and both Dunbar and Kerrisdale shops, this property offers many possibilities to the future new owners! This wonderful family home or substantial income generating property, sits on an 6,826 sq. ft. lot with a 3,202 sq. ft., 7 bedroom house and an 1,131 sq. ft., 3 year old, 3 bedroom laneway home custom built by Smallworks.

Exceptionally well maintained home in immaculate condition with 2 bedrooms on the main, 2 bedrooms up and the option to convert the spacious basement into a generous 3 bedroom suite simply with the turn of a key. The modern and bright 3 bedroom, 2 bathroom laneway home has a separate entrance and patio area. Spacious kitchen, living and dining room, full bathroom and large master bedroom on the main floor. The upper floor open concept landing overlooks the main floor dining area and leads to 2 bedrooms and a bathroom. The options are endless.

Generate income, move in now, renovate or build your dream home while living in the spacious 3 bedroom laneway home. Local catchment schools are Southlands Elementary and Point Grey Secondary. French - Jules Quesnel, General Gordon Elementary and Kitsilano Secondary. Close to Crofton House School, St. George's School, York House School and West Point Grey Academy. Walking distance to many shops and amenities and direct transportation to UBC. Approximately a twenty minute drive to downtown and Vancouver International Airport.



FEATURES AND AMENITIES

- 7 Bedroom house
- 3 Bedroom basement suite potential
- 3 Bedroom 2 bathroom laneway home
- 6,826 sq.ft. lot
- Spacious west facing backyard with deck great for entertaining
- Laneway home custom built by Smallworks in 2013
- Electrical, plumbing, hot water tank, furnace, and roof all replaced between 2006 to 2009

5705 Alma Street,
Vancouver, BC

Lot Size: 6,826 Sq. Ft.
Living Space: 3,202 Sq. Ft.
7 bedrooms
3 bathrooms
Taxes: \$7,843 (2016)

Laneway Home,
Vancouver, BC

Laneway Living Space: 1,131 Sq. Ft.
3 bedrooms
2 bathrooms

\$3,188,000

All showings by appointment only

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