



Presented by:
Henry Lai (marketing homes since 1984)
 Royal Pacific Realty (Oakridge Center)
 Phone: (604) 266-8989 Cell: 604-767-9186
 Email: henrylairealtor@gmail.com
 Website: www.henrylaihomes.com



Vancouver East, Killarney VE Residential Detached
5768 KERR ST, V5R 4B7 MLS# V841219 **Active**



List Price:	\$928,800	Previous Price:	
		Original Price:	\$928,800
Complex/Subdiv:			
Frontage:	33.00 ft	Bedrooms:	5
Depth/Size:	122	Bathrooms:	4
Lot Area SqFt:	4,026	Full Baths:	3
Rear Yard Exp:		Half Baths:	1
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:	No	Zoning:	RS-1
View:	N		
Serv. Connected:	Electricity, Natural Gas, Water		
PID:	014-576-902		
Type:	House/Single Family		
Approx Yr Blt:	1997		
Age at List Date:	13		
Taxes:	\$4,032 (2009)		

Style of Home:	2 Storey w/Bsmt.	Total Parking:	Covered Parking: 2
Construction:	Concrete Frame, Frame - Wood	Parking Access:	Front, Rear
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double, Add. Parking Avail.
Exterior:	Mixed		
Rainscreen:		R/I Plumbing:	
Type of Roof:	Tile - Concrete	Dist to Public Trans:	Dist to School Bus:
Renovations:	Partly	Possession:	
Flooring:		Title to Land:	Freehold NonStrata
Water Supply:	City/Municipal	Seller's Interest:	Registered Owner
Heat/Fuel:	Hot Water, Radiant, Natural Gas	Mortgage Info:	\$0
No. of Fireplaces:	2	R/I Fireplaces:	
Fireplace Fuel:	Gas - Natural	Property Disclosure:	Y
Outdoor Area:	Fenced Yard	Out Buildings:	
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:	N		

Legal: LT 82 BLK 18 DL 50 PL 1529
 Amenities: None
 Site Influences:
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Vacuum Blt. In

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14'1" X 13'5"	Bsmt	Bedroom	12'2" X 9'6"			X
Main F.	Kitchen	12' X 10'	Bsmt	Kitchen	0' X 0'			X
Main F.	Dining	10'8" X 8'	Bsmt	Laundry	0' X 0'			X
Main F.	Family Room	15'1" X 13'			X			X
Main F.	Nook	10' X 10'			X			X
Above	Master Bedroom	13' X 12'			X			X
Above	Bedroom	10'4" X 10'			X			X
Above	Bedroom	12'1" X 10'8"			X			X
Above	Bedroom	9'3" X 8'			X			X
Bsmt	Recreation Room	17' X 12'5"			X			X

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	943	Total # Rooms:	13
Finished Floor Up SqFt:	860	# Kitchens:	2
Finished Floor Down:	0	Finished Levels:	2
Finished Floor Bsmt SqFt:	622	Crawl/Bsmt Height:	
Total Finished Floor SqFt:	2,425	Basement Area:	Part, Fully Finished
			5
			6
Unfinished Floor:	0	Suite:	Unauthorized Suite
Grand Total Floor Area:	2,425		7
			8

Listing Broker(s): Royal Pacific Realty Corp.

Quality built 3 levels house featuring 9' ceiling, granite entry, fireplace & countertops. 4 bdrms up + 1 bdrm suite down. Note: quiet street! (not busy street!). Currently basement is rented for \$800/month. Fully fenced front & backyard for privacy. Close to Killarney Secondary, Elementary, community centre & other amenities! All appliances included plus built-in alarm system & video phone/intercom.