	Presented by: Sean Stevens PREC* Macdonald Realty Phone: 604-782-0821 http://www.seanstevens.ca contact@seanstevens.ca			Aacdonald Realty	SEAN
Active R2719504 Board: V 1/2 Duplex	Van Ki	6905 BUTLER STREET Vancouver East Killarney VE V5S 3L1		ential Attached ,899,900 (LP) (SP) M	STEVENS Personnal meal existence componention
	Sold Date: Meas. Type: Frontage(feet Frontage(meth Depth / Size ( Sq. Footage: Flood Plain: View: Complex / Sul First Nation R Services Conno	If new, GS       Feet     Bedrooms:       : 40.50     Bathrooms       es): 12.34     Full Baths:       t.): 143.24     Half Baths:       5,801.22     P.I.D.: 03       :     :       :     :       :     :       :     :       :     :       :     :       :     :       :     :       :     :       :     :	5     Approx. Ye       5     Age:       4     Zoning:       1     Gross Tax       For Tax Ye     For Tax Inc. U       1-734-120     Tax Inc. U       Sanitary Sewer, Storm Sewer,	ear: 2021 Hilities?:	
Style of Home:   2 Storey w/Bsmt.     Construction:   Frame - Wood     Exterior:   Fibre Cement Board     Foundation:   Concrete Perimeter     Renovations:   # of Fireplaces: 1   R.I. Fireplaces:     Fireplace Fuel:   Gas - Natural     Fuel/Heating:   Radiant     Outdoor Area:   Patio(s)	Sewer Type: Reno. Year: Rain Screen: Metered Water: R.I. Plumbing:	City/Municipal Wa   Total Parking: 2 Covered P   Parking: Garage; Single, Op Dist. to Public Transit:   Title to Land: Freehold Str.   Property Disc.: Yes   Fixtures Leased: No : Fixtures Rmvd: No :   Floor Finish: Hardwood	en Dist. to School B		
Cooler       Finished Floor (Main):     684       Finished Floor (Above):     693       Finished Floor (AbvMain2):     0       Finished Floor (Below):     674	DT AS SHOWN ON FORM V In Suite Laundry ess, Recreation Nearby, Shop	bing Nearby	AN INTEREST IN THE COMMON PRO Insert, Garage Door Opener, Tot Units in Strata: 2 Storeys in Building: Mgmt. Co's #: Council/Park Apprv?: No		6905 Butler Street, Van
Finished Floor (Basement): 0	Maint Fee Includes:				Truly stunning 5 bed, 4.5 baths, new back duplex with



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# ncouver

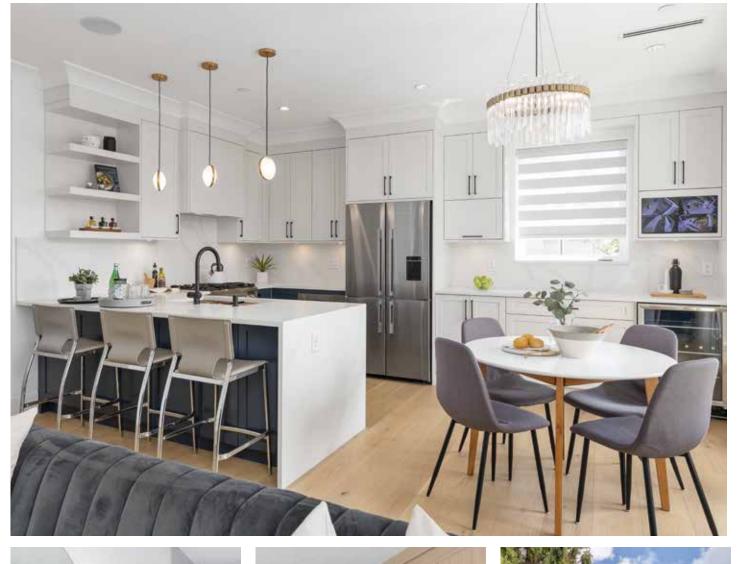
vith a large private west facing yard & a 1 or 2 bdrm legal suite in the popular & quiet optional Flex/Den/Media/Bed room with a full bathroom. Contains traditional design kmanship. Fisher & Paykel integrated appliances, gas cooktop, custom peninsula & cabinets, n, A/C, in-floor radiant heat & gas fireplace. 3 bdrms on upper level with steam shower in 5-10 New Home Warranty! 40.5 x 143 (5801 sqft) property, private garage as well as a 2nd





Sean Stevens PREC\* 604.782.0821 E contact@seanstevens.ca W seanstevens.ca

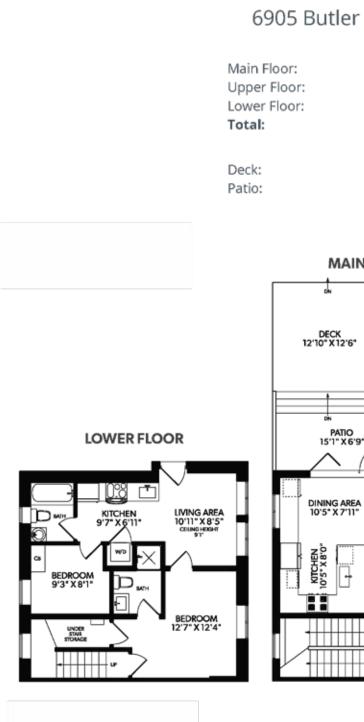
# 6905 BUTLER STREET, VANCOUVER \$1,899,900











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### seanstevens.ca

## 6905 Butler Street, Vancouver



160 sq.ft. 146 sq.ft.

