



Presented by:
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Active
R2722409
Board: V
House/Single Family

2794 HORLEY STREET
Vancouver East
Collingwood VE
V5R 4R8

Residential Detached
\$1,399,900 (LP)
(SP) **M**

Sold Date:
Meas. Type: **Feet**
Frontage(feet): **33.00**
Frontage(metres): **10.06**
Depth / Size: **102**
Lot Area (sq.ft.): **3,364.00**
Lot Area (acres): **0.08**
Flood Plain:
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Community, Electricity, Natural Gas, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

If new, GST/HST inc?:
Bedrooms: **4**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**
Rear Yard Exp:
P.I.D.: **013-029-801**

Original Price: **\$1,399,900**
Approx. Year Built: **1945**
Age: **77**
Zoning: **RM-7**
Gross Taxes: **\$5,407.00**
For Tax Year:
Tax Inc. Utilities?:
Tour:



Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **R.I.** Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **4** Covered Parking: **0** Parking Access: **Lane**
Parking: **Open**
Driveway Finish:
Dist. to Public Transit: **2** Dist. to School Bus: **2**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **:**
Floor Finish:

Legal: **THE WEST 33 FEET OF LOT 20, EXCEPT THE SOUTH 10 FEET NOW LANE, OF LOT C BLOCKS 1 TO 4 DISTRICT LOT 37 PLAN 2421**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Lane Access, Shopping Nearby**

Features:

Finished Floor (Main):	928	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Kitchen	13'11 x 10'2			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	6'6 x 6'5			x	Main 4
Finished Floor (Below):	0	Main	Living Room	16'3 x 11'11			x	
Finished Floor (Basement):	639	Main	Bedroom	11'5 x 10'11			x	
Finished Floor (Total):	1,567 sq. ft.	Main	Bedroom	11'11 x 9'2			x	
Unfinished Floor:	175	Main	Mud Room	5'5 x 3'4			x	
Grand Total:	1,742 sq. ft.	Bsmt	Bedroom	11'0 x 9'0			x	
Fir Area (Det'd 2nd Res):	sq. ft.	Bsmt	Bedroom	11'6 x 9'0			x	
		Bsmt	Flex Room	12'0 x 11'9			x	
		Bsmt	Laundry	13'5 x 12'9			x	
							x	
							x	
							x	

Suite:
Basement: **Partly Finished**

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **1** # of Rooms: **10**

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



2794 Horley Street, Vancouver

Lots of options with this home ! Move in, Renovate or Build a front/back duplex. RM7 zoning also allows Townhouse development with land assembly. Currently a front/back duplex application is in progress with the City of Vancouver and is estimated to be approved within 30 days. The house is livable and ready to move in. Upstairs has 2 bedrooms and 1 bath. Downstairs has 2 bedrooms and a Flex room (6'3" Ceiling) with separate entrance. Quick possession is available! Call for your private showing!

\$1,399,900

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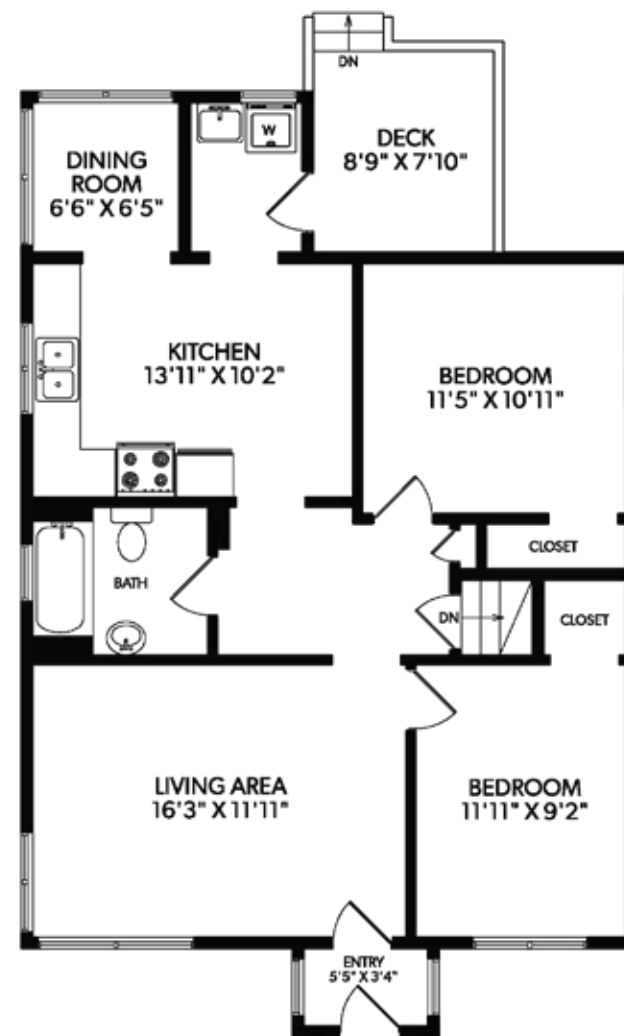


2794 Horley Street, Vancouver

Main Floor: 928 sq.ft.
Lower Floor: 814 sq.ft.
Total: 1742 sq.ft.

Deck: 77 sq.ft.

MAIN FLOOR



LOWER FLOOR

