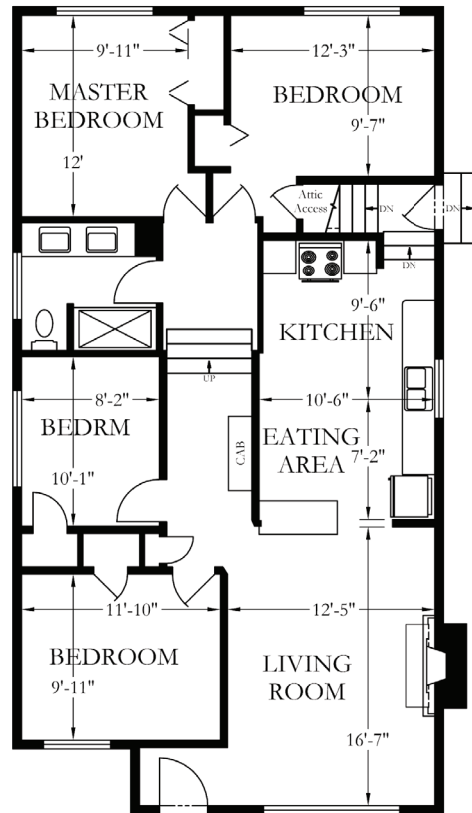
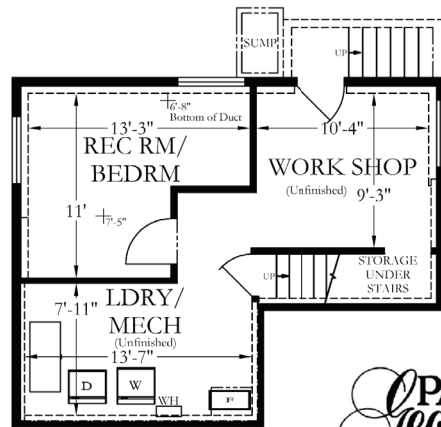


# 5622 Culloden Street • Vancouver



MAIN FLOOR



LOWER FLOOR

5622 CULLODEN ST  
VANCOUVER, BC

FLOOR PLAN  
Measured: Mar 2, 2020



NORM FLOCKHART  
Tel (604) 328-2111  
Fax (604) 879-0439  
www.normflockhart.com

FLOOR SUMMARY

Above Grade

Floor	Fin (sf)	Unfin (sf)	Total (sf)
Main	1,207		1,207

Below Grade

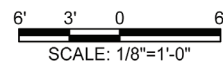
Floor	Fin (sf)	Unfin (sf)	Total (sf)
Lower	169	292	461

BUILDING SUMMARY (sf)

Total (Above & Below Grade): 1,668

Other Areas	(sf)
Garage (24'-6" x 20'-3")	494
Sump and Stairs	53
<b>Total Other Areas:</b>	<b>547</b>

Note: Areas Based on  
ANSI STANDARD  
Z765-2003 for  
Residential Buildings



# Norm Flockhart

Personal Real Estate Corporation

604-328-2111

norm-f@portal.ca

www.normflockhart.com



## 5622 Culloden Street • Vancouver

Here's a unique 3 level back split in a convenient Kensington locale! Long-term owners have enjoyed this 4 Bedroom home on an extra-wide 43.88' x 122.71' lot. The Main level boasts a spacious Living Room with in-laid oak floors & a gas fireplace. Eat-in Kitchen features a gas stove, double sinks & ceramic tile floors. 2 Bedrooms on Main. 2 more Bedrooms Up with a 4 piece Bath ('his and hers' sinks). A 5th Bedroom finished in the Basement. Unfinished Laundry & Workshop Down. Hot water 'on demand'. Newer double-glazed vinyl windows at the front of the home. Lots of parking & storage. 1 Block to #22 Bus to Downtown or #41 & Rapidbus to UBC, Expo & Canada Line Stations (Airport). Walk to Kensington Park & Community Centre or Memorial Park South. Shopping 'up Fraser' or on Victoria Drive.

### Features

Bedrooms:	5
Bathrooms:	1 Full
Style:	3 Level Split
Type:	Detached House
Size:	1,668 sq. ft.
Lot:	43.88' x 122.71' (5384 sq. ft. lot)
Year Built:	1948



### Park Georgia Realty Ltd.

#109 – 5701 Granville Street

Vancouver, B.C. V6M 4J7

604-261-7275



Please contact Norm Flockhart PREC, 604-328-2111, for specifications.

This communication is not intended to cause or induce breach of an existing agency agreement.





