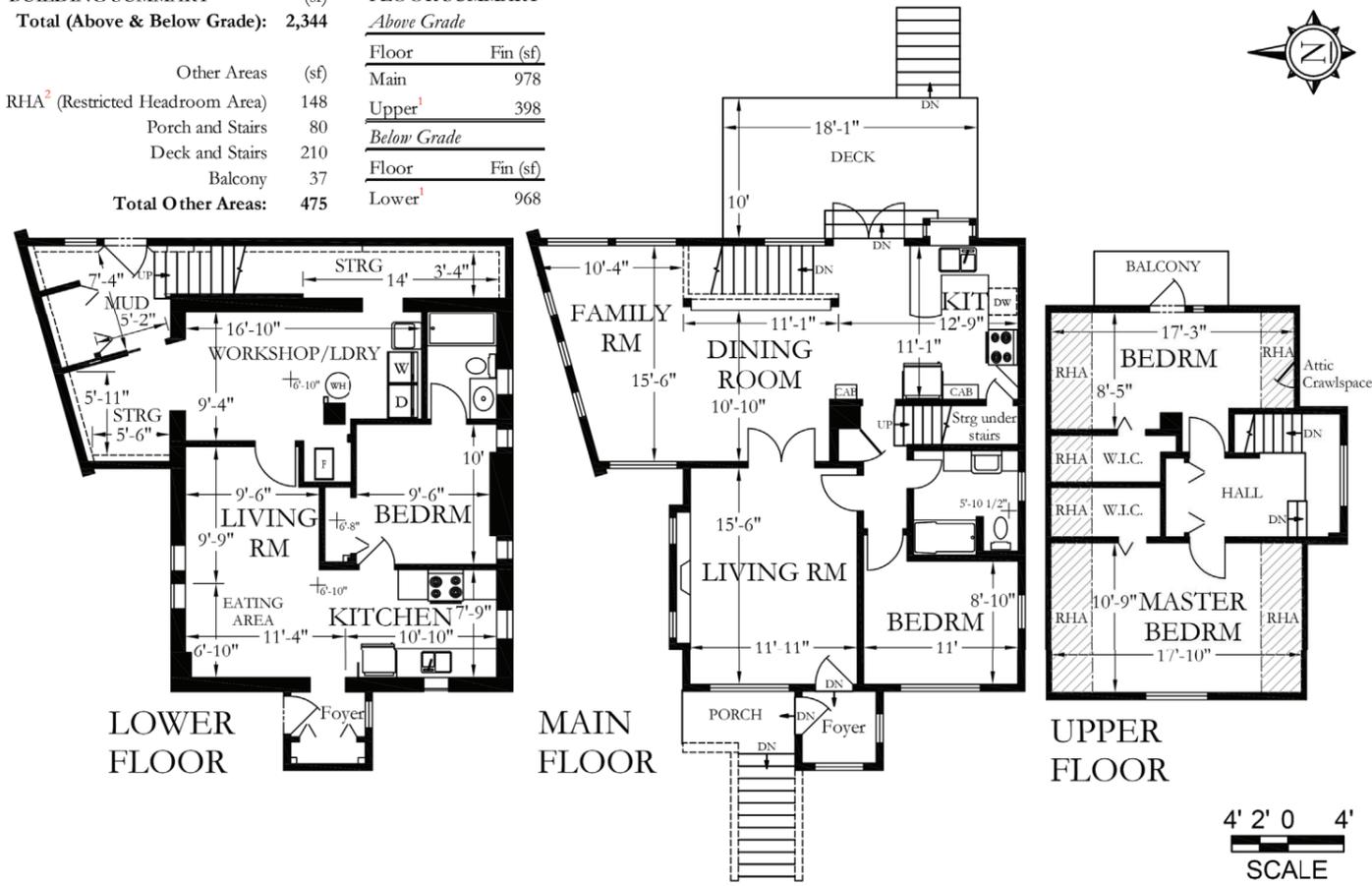


5510 Ross Street • Vancouver

BUILDING SUMMARY (sf)		FLOOR SUMMARY	
Total (Above & Below Grade): 2,344		<i>Above Grade</i>	
Other Areas	(sf)	Floor	Fin (sf)
RHA ² (Restricted Headroom Area)	148	Main	978
Porch and Stairs	80	Upper ¹	398
Deck and Stairs	210	<i>Below Grade</i>	
Balcony	37	Floor	Fin (sf)
Total Other Areas: 475		Lower ¹	968



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5510 Ross Street • Vancouver

This delightful character home features a Family Room addition & lots of upgrades during the renovation of 1997! Leaded glass doors on the Living Room built-ins, fir floors & a cozy gas fireplace maintain the feel of the past. The modern addition created a nice open plan for the Kitchen, Dining & Family Room, all overlooking a huge back yard. Expanded Main Bath with soaker tub, large vanity, & ceramic-tiled splashes & surrounds. 1 Bedroom on Main. 2 Bedrooms Up including an opening skylight in the Master, & a small balcony off the 2nd BR. Inside or outside access to the good height Basement. The Owners enjoy the Mud Room off the back, lots of Storage & a big Workshop / Laundry. New furnace & updated mechanicals. A nice 1 BR suite with separate entry is awaiting your choice of tenant.

Features

Bedrooms:	4
Bathrooms:	2 Full
Style:	1.5 Storey with Basement
Type:	Detached House
Size:	2,344 sq. ft.
Lot:	4,776 sq. ft.
Year Built:	1939
Taxes:	\$4,842.04



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