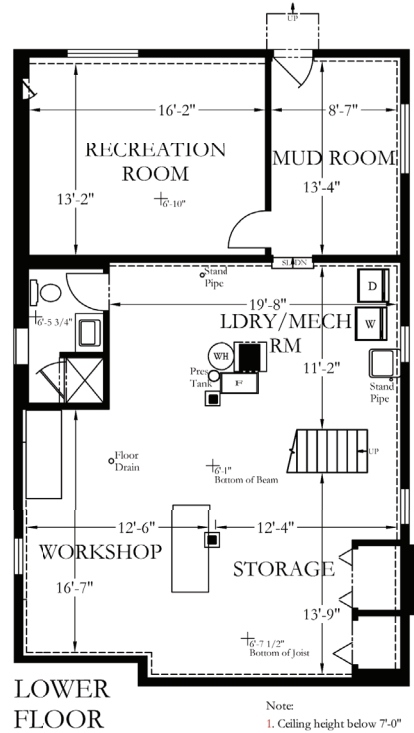
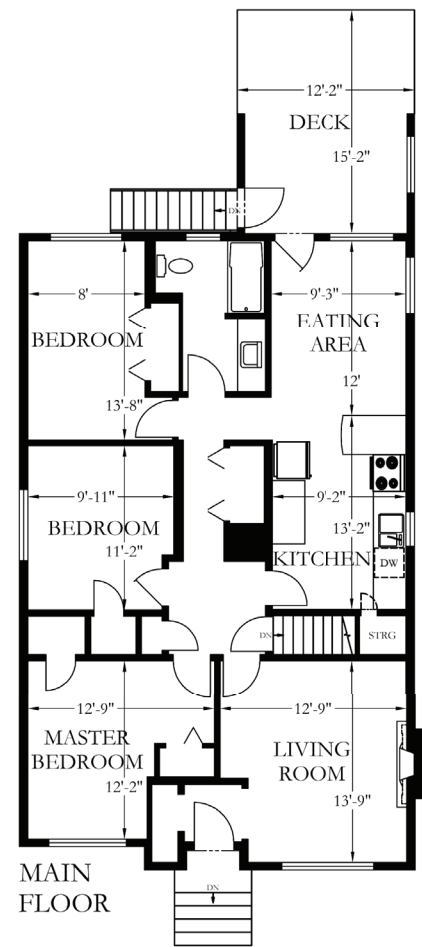


# 5379 Sherbrooke Street • Vancouver

5379 SHERBROOKE ST  
VANCOUVER, BC

FLOOR PLAN  
Measured: Jan 8, 2020



**FLOOR SUMMARY**

Above Grade			
Floor	Fin (sf)	Unfin (sf)	Total (sf)
Main	1,152		1,152
Below Grade			
Floor	Fin (sf)	Unfin (sf)	Total (sf)
Lower <sup>1</sup>	457	700	1,157

**BUILDING SUMMARY** (sf)

<b>Total (Above &amp; Below Grade):</b>	<b>2,309</b>
Other Areas	(sf)
Porch and Stairs	32
Deck and Stairs	209
Garage (12'-2" x 20'-2")	245
<b>Total Other Areas:</b>	<b>486</b>

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

4' 2' 0' 4'  
SCALE



# 5379 Sherbrooke Street • Vancouver

Long-term owners have well-maintained this home with its 3 Bedroom, 1 Bath plan on the Main Floor, plus 1 large Bedroom & a 3 piece Bath (shower stall) Down! Re-finished in-laid oak floors in the Living Room, plus a cozy gas fireplace. Upgraded Kitchen cabinets, double sink, & gas stove. Large Eating Area at the back. Main Bath features a new tub, tile floors & tub surround. Inside or outside access to the full Basement. Back entry into a big Mud Room. Unfinished Workshop, Storage & Laundry/Mechanical space. Lots of room to create a suite Down. Sunny, west-facing deck is partly covered & overlooks the fully-fenced back yard. Newer roof, gutters & downspouts. Quiet location, yet 3 Blks to #41 & Rapidbus to UBC, Expo & Canada Line Stations (Airport). 4 Blks to #22 bus to Downtown. Walk to Kensington Park!

## Features

Bedrooms:	4
Bathrooms:	2 Full
Style:	Bungalow with Basement
Type:	Detached House
Size:	2309 sq. ft.
Lot:	33' x 122.85' (4054 sq. ft. lot)
Year Built:	1946
Taxes:	\$5091.48 (2019)



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