

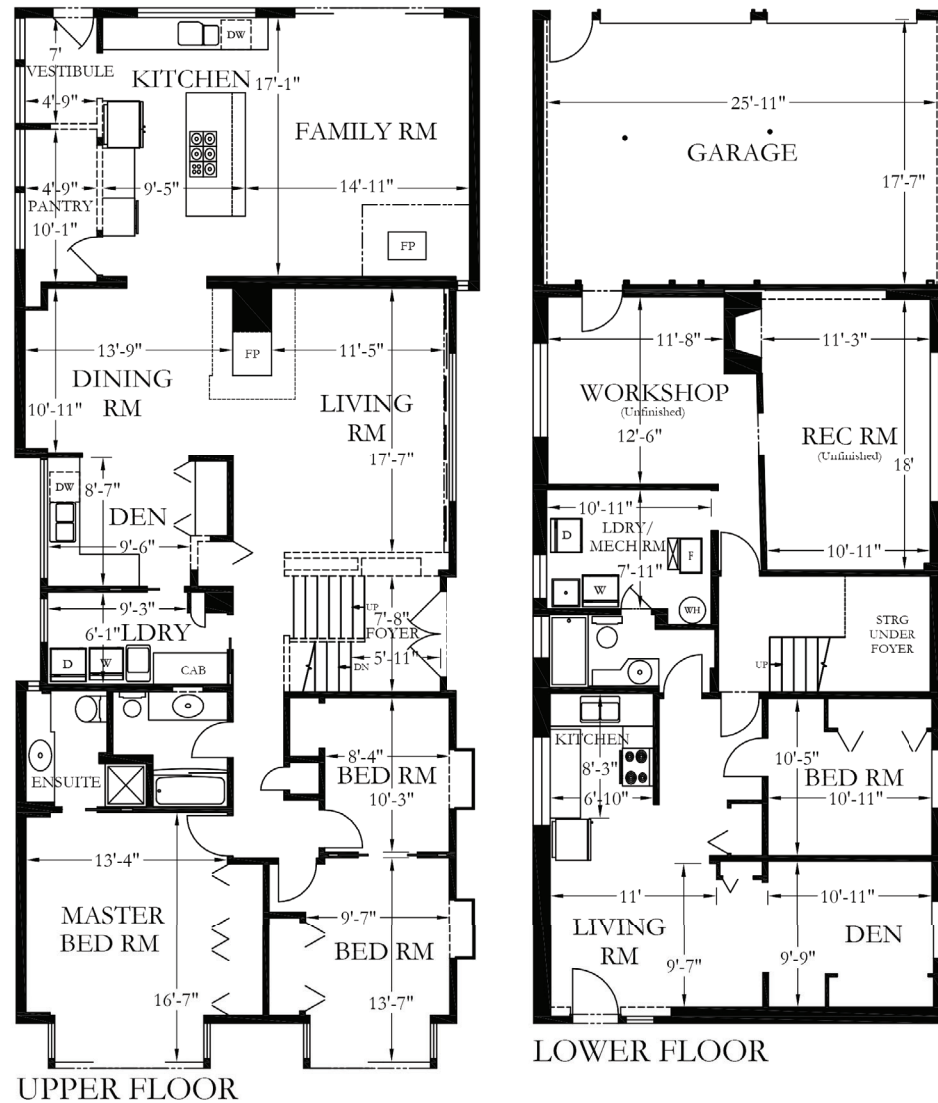
# 5555 Ross Street • Vancouver

# Norm Flockhart

Personal Real Estate Corporation

604-328-2111

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**BUILDING SUMMARY** (sf)  
Total (Above & Below Grade): 3,363

Other Areas (sf)  
Garage 502

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

**FLOOR SUMMARY**

Above Grade			
Floor	Fin (sf)	Unfin (sf)	Total (sf)
Upper	2,021		2,021
Below Grade			
Floor	Fin (sf)	Unfin (sf)	Total (sf)
Lower	861	481	1,342

Hard to find this amount of square footage in a 2 level bungalow in such a desirable Kensington location! Classic cathedral-style entry with stairs leading up or down. Main floor features Living & Dining Rooms with a corner fireplace & engineered hardwood floors. Den off the DR was the original Kitchen. The newer Kitchen at the back of the home offers a centre island w/ gas cooktop & eating bar, high end stainless steel appliances, granite counters & loads of storage. Huge Family Room with double glass sliders to a wrap-around balcony. 3 BRs on Main, 3 pce Ensuite, plus a full Bath w/ vaulted ceiling & a skylight. 1 BR & Den suite (possibly 2nd BR) Down, w/ good height, separate entry & access to Laundry. The rest of the Basement is mostly unfinished. 125 Amp service, high efficiency furnace.

**Features**

Bedrooms:	4
Bathrooms:	3 Full
Style:	Bungalow with Basement
Type:	Detached House
Size:	3,363 sq. ft.
Lot:	38.6' x 130.5'
Year Built:	1967
Taxes:	\$5,765.15 (2020)



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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.



## Park Georgia Realty Ltd.

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