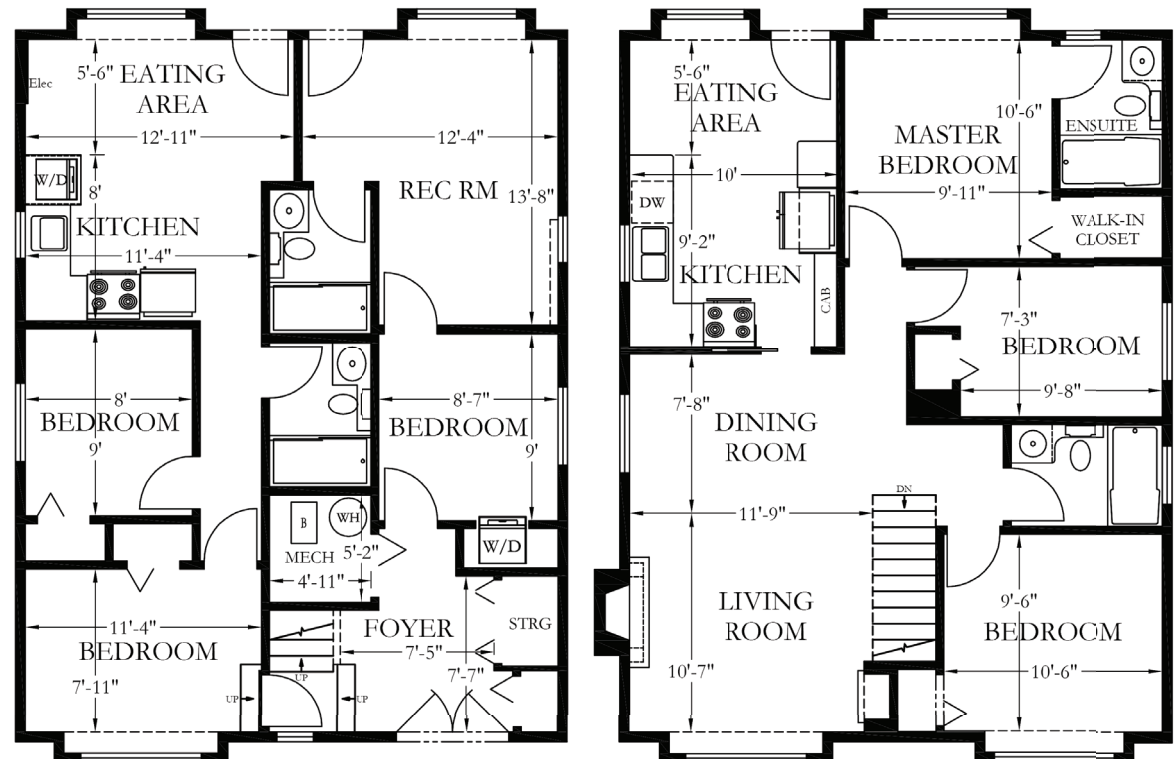


5310 Windsor Street • Vancouver



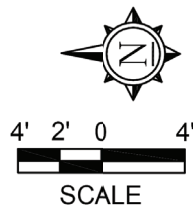
LOWER FLOOR

UPPER FLOOR

FLOOR SUMMARY	
Above Grade	Fin (sf)
Upper	905
Lower	905

BUILDING SUMMARY (sf)	
Total (Above & Below Grade): 1,810	
Note: Areas Based on ANSI STANDARD Z765-2003 for Residential Buildings	

Other Areas (sf)	
Garage (19'-11" x 20'-1")	400
Deck & Stairs (10'-9" x 20'-8")	252
Total Other Areas:	652



Pride of ownership shows in this spotless family home in the desirable Kensington neighbourhood! Main floor Living / Dining Room combo boasts engineered hardwood floors, built-in cabinetry & high ceilings. Modern Kitchen with granite countertops, stainless steel appliances, S x S icemaker fridge, & gas hookup for your choice of stove. 3 Bedrooms & 2 full Baths on Main. Central air conditioning on Main, too! Ground level Basement is currently set up with a 2 BR suite w/ laundry; and a possible 1 BR suite currently being used by the Owners. 4 zone hot water radiant heat. Fully-fenced yard with custom-built decking & storage unit in the back. All this on traffic-calmed Windsor Street! The 37th Avenue Ridgeway / Greenway & bike route is just around the corner. 2 blocks to Mackenzie Elementary School.

Features

Bedrooms:	6
Bathrooms:	4
Style:	2 Storey With Ground Level Entry
Type:	Detached House
Year Built:	2008
Size:	1,810 sq. ft.
Lot:	33' x 100'
Taxes:	\$5824.53 (2020)

Norm Flockhart

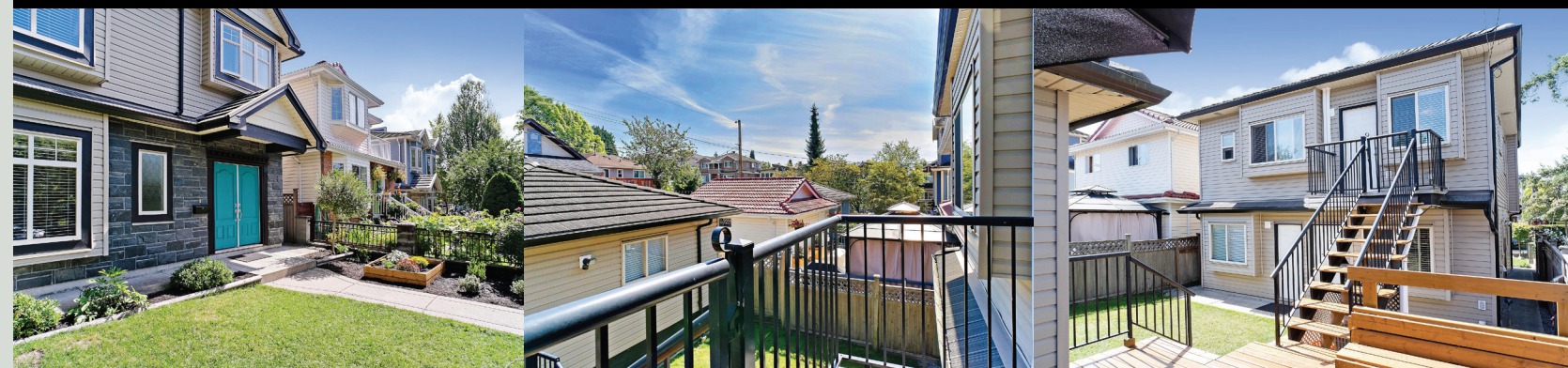
Personal Real Estate Corporation

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5310 Windsor Street • Vancouver



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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.

