



Presented by:  
**Brian Vidas**  
 sutton-centre realty  
 Phone: 604.671.5259  
 Email: [Brian@BrianVidas.com](mailto:Brian@BrianVidas.com)  
 Website: [www.BrianVidas.com](http://www.BrianVidas.com)



Vancouver East, Collingwood Vancouver East Residential Detached  
**5670 ABERDEEN ST, V5R 4M6** **MLS# V773734** **Sold**



List Price: \$595,000      Previous Price:      Sold Price: \$577,500  
 Days on Market: 22      Original Price: \$595,000      Sold Date: 13-Jul-09

Complex/Subdiv:

Frontage: 33.00 ft	Bedrooms: 7	PID: 011-648-449
Depth/Size: 89.31	Bathrooms: 4	Type: House/Single Family
Lot Area SqFt: 0	Full Baths: 3	Approx Yr Blt: 1953
Rear Yard Exp:	Half Baths: 1	Age at List Date: 56
Meas Type: Feet	If New GST Incl:	Taxes: \$2,545 (2008)
Flood Plain: No	Zoning: RS-1	

View:  
 Serv. Connected: Community, Electricity, Water

Style of Home: Basement Entry	Total Parking: 1	Covered Parking: 0
Construction: Frame - Wood	Parking Access: Rear	
Foundation: Concrete Perimeter	Parking Facilities: Open	
Exterior: Vinyl		
Rainscreen:	R/I Plumbing:	Dist to Public Trans: CLOSE      Dist to School Bus: CLOSE
Type of Roof: Asphalt	Reno Year:	Possession:
Renovations:	Title to Land: Freehold NonStrata	Seller's Interest: Registered Owner
Flooring: Laminate, Wall/Wall/Mixed	Mortgage Info: \$0	Property Disclosure: Y
Water Supply: City/Municipal		Out Buildings:
Heat/Fuel: Natural Gas, Forced Air		
No. of Fireplaces: 0	R/I Fireplaces:	
Fireplace Fuel:		
Outdoor Area: Fenced Yard		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL 4317 LT 80 BLK 3 DL 36&49  
 Amenities:  
 Site Influences:  
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	19' X 14'	Below	Bedroom	13'8 X 10'6			X
Main F.	Kitchen	17' X 11'						X
Main F.	Master Bedroom	12' X 11'						X
Main F.	Bedroom	11'6 X 10'6						X
Main F.	Bedroom	15' X 10'6						X
Below	Kitchen	18' X 8'6						X
Below	Bedroom	9' X 9'						X
Below	Bedroom	11' X 10'						X
Below	Bedroom	13' X 10'						X
Below	Kitchen	12'6 X 11'						X

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt: 1,200	Total # Rooms: 11	1 2 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 3	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Down: 1,200	Finished Levels: 2	3 3 Piece; Ensuite: N; Level: Below
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4 3 Piece; Ensuite: N; Level: Below
Total Finished Floor SqFt: 2,400	Basement Area: Full, Fully Finished, Separate Entry	5
	Suite: Unauthorized Suite	6
Unfinished Floor: 0		7
Grand Total Floor Area: 2,400		8

Listing Broker(s): Royal Pacific Realty Corp.

Popular Collingwood area. Great opportunity for 1st time home buyers who are looking for mortgage helper. This home features 2 rentals suites (one 3 bedroom & one 1 bedroom) w/updated kitchen, bath, exterior paint, newer appliances, hot water tank. Conveniently located near Metrotown, skytrain, shopping & schools. Call now to view. Seller motivated.