

**Active**  
**R2107382**  
 Board: V, Detached  
 House/Single Family

**3035 HORLEY STREET**

Vancouver East  
 Collingwood VE  
 V5R 4S5

**\$1,184,900** (LP)

(SP)



Days on Market: **66** List Date: **9/9/2016** Expiry Date: **12/7/2016**  
 Previous Price: **\$1,220,000** Original Price: **\$1,260,000** Sold Date:  
 Meas. Type: **Feet** Frontage (feet): **33.00** Approx. Year Built: **1973**  
 Depth / Size: **99** Frontage (metres): **10.06** Age: **43**  
 Lot Area (sq.ft.): **3,267.00** Bedrooms: **5** Zoning: **RS1**  
 Flood Plain: Bathrooms: **3** Gross Taxes: **\$4,565.03**  
 Approval Req.?: Full Baths: **3** For Tax Year: **2016**  
 Rear Yard Exp: Half Baths: **0** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **014-029-391**  
 View: : Tour:  
 Complex / Subdiv:  
 Services Connected: **Community, Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Brick, Stucco, Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Wood**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Baseboard, Electric**  
 Outdoor Area: **Patio(s) & Deck(s)**  
 Type of Roof: **Torch-On**

CSA/BCE:  
 Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Carport; Multiple**  
 Dist. to Public Transit:  
 Title to Land: **Freehold NonStrata** Dist. to School Bus:  
 Seller's Interest: **Court Ordered Sale**  
 Property Disc.: **No : COURT ORDER SALE**  
 PAD Rental:  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: :  
 Registered:  
 Floor Finish:

Legal: **LOT 19 BLOCK 96 PLAN VAP2108 DISTRICT LOT 37 LAND DISTRICT 36 & BLK 99 & 100**

Municipal Charges

Amenities:  
 Site Influences:  
 Features:

Garbage:  
 Water:  
 Dyking:  
 Sewer:  
 Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	0'0 x 0'0			x			x
Main	Bedroom	0'0 x 0'0			x			x
Main	Kitchen	0'0 x 0'0			x			x
Main	Living Room	0'0 x 0'0			x			x
Above	Bedroom	0'0 x 0'0			x			x
Above	Bedroom	0'0 x 0'0			x			x
Above	Bedroom	0'0 x 0'0			x			x
Above	Kitchen	0'0 x 0'0			x			x
Above	Living Room	0'0 x 0'0			x			x
Above	Dining Room	0'0 x 0'0			x			x

Finished Floor (Main):	<b>850</b>	# of Rooms: <b>10</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,245</b>	# of Kitchens: <b>2</b>	1	<b>Above</b>	<b>3</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2	<b>Above</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	3	<b>Main</b>	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,095 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b> Beds not in Basement: <b>5</b>	5				Door Height:
Grand Total:	<b>2,095 sq. ft.</b>	Basement: <b>None</b>	6				
			7				
			8				

List Broker 1: **Macdonald Realty (Van) - Office: 604-689-5115** List Broker 2:  
 List Sales Rep 1: **Carmen Leal PREC\* - Phone: 604-218-4846** **carmen@carmenleal.ca** Appointments: **Phone L.R. First**  
 List Sales Rep 2: **3:** **CARMEN LEAL**  
 Sell Broker 1: **3:** **604-218-4846**  
 Sell Sales Rep 1: **2:** **3:**  
 Owner: **TORONTO DOMINION BANK**  
 Commission: **2.25% ON 1ST \$100K / 1% ON BAL**  
 Occupancy: **Owner**

Realtor Remarks: **Any offers please keep open for 24 hours. Please attach the Schedule A & C to the offer-Please ask for it and I will email both schedules to you. Home sold as is. Subject to Court Approval. For additional interior photos please ask and will email them to you.**

**Vancouver Special Style Home, 5 bdrms - 3 up and 2 down. Perfect for investment purposes-2 bedroom suite downstairs. This home is situated in the desirable Collingwood area, steps to skytrain, transport, shopping & schools! 24 hours notice to show. Do not miss your opportunity! \*For additional interior photos please ask and will email them to you.**