



**R2696649**

**Active**

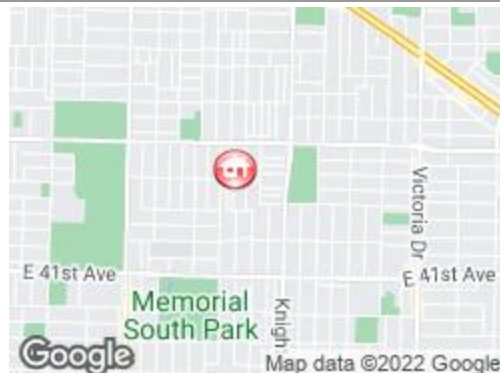
House/Single Family  
 Residential Detached

**5231 CULLODEN STREET**

Vancouver East  
 Knight

**\$1,499,000** (LP)  
 (SP)

Sold Date:



**Total Bedrooms** 2  
**Total Baths** 1  
**# of Kitchens** 1  
**FLArTotFin** 804  
**#FinFlrLev** 1  
**Type of Dwelling** HOUSE  
**Style of Home** RANBG

**TotalPrkng**  
**Exterior Finish** STUC, WOOD  
**Gross Taxes** \$5,195.13  
**Yr Blt** 1951  
**Occupancy** Owner  
**Floor Finish** MIXED, VINYL, CRPT

**Days On Market** 1  
**Fireplaces** 1  
**Outdoor Area** FENYD, PADK  
**Lot Sz (Sq.Ft.)** 3,189.45  
**FrontageFt** 33.00  
**Depth** 96.65  
**Fuel/Heating** Forced Air, Natural Gas

**AMAZING VIEWS! Location! BUILDERS AND INVESTORS ALERT!!** Situated on a quiet, picturesque and family friendly street, this solid bungalow has 2 bedrooms and 1 full bathroom. There is a beautiful old apple tree in the back yard! The lot size is 3,190 (33 x 96.65 sq.ft.) Build a brand new 2,200 sq.ft. single family home with a laneway house or a Duplex. The possibilities for creating a masterpiece are truly endless with the lane access and fantastic views. School catchment: Sir Alexander Mackenzie, John Oliver Secondary School. Open houses: Sat/Sun June 11th/12th 2-4pm Music & refreshments on Saturday!





604.671.7000

# Condos & Homes Team

www.bccondosandhomes.com | sales@bccondosandhomes.com



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Sold Date:	Frontage (feet):	<b>33.00</b>	Approx. Year Built:	<b>1951</b>	
Depth / Size (ft.):	<b>96.65</b>	Bedrooms:	<b>2</b>	Age:	<b>71</b>
Lot Area (sq.ft.):	<b>3,189.45</b>	Bathrooms:	<b>1</b>	Zoning:	<b>RES</b>
Flood Plain:		Full Baths:	<b>1</b>	Gross Taxes:	<b>\$5,195.13</b>
Rear Yard Exp:	<b>West</b>	Half	<b>0</b>	For Tax Year:	<b>2021</b>
Approval Req?:				Tax Inc. Utilities?:	
If new, GST/HST inc?:				P.I.D.:	<b>014-102-552</b>

View: **Yes: MOUNTAIN VIEW**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Rancher/Bungalow**  
 Construction: **Concrete Frame, Frame - Wood**  
 Exterior: **Stucco, Wood**  
 Foundation:  
 Rain Screen: **No**  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Wood**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces: **1**

Total Parking: Covered Parking: Parking Access: **Front**  
 Parking: **None**

Dist. to Public Transit: Dist. to School  
 Title to Land: **Freehold NonStrata**  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **:**  
 Floor Finish: **Mixed, Vinyl/Linoleum, Carpet**

Legal: **LOT 8, BLOCK 5, PLAN VAP1522, DISTRICT LOT 700, GROUP 1, NEW WESTMINSTER LAND DISTRICT**Amenities: **Garden, In Suite Laundry**

Site Influences: **Central Location, Lane Access, Private Yard, Recreation Nearby, Shopping Nearby**  
 Features: **Clothes Washer/Dryer, Drapes/Window Coverings, Refrigerator, Stove, Windows - Storm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'11 x 13'5			x			x
Main	Kitchen	10'11 x 10'3			x			x
Main	Master Bedroom	11'5 x 11'5			x			x
Main	Bedroom	9'7 x 8'5			x			x
Main	Laundry	7'0 x 5'5			x			x
Main	Foyer	4'5 x 3'11			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	804	# of Rooms:	6	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels:	1	2				Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3				Pool:
Finished Floor (Total):	804 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 2	5				Door Height:
Grand Total:	804 sq. ft.	Basement:	Unfinished	6				
				7				
				8				

Listing Broker(s): **RE/MAX Crest Realty**

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## Detailed Tax Report

Property Information			
Prop Address	5231 CULLODEN ST	Jurisdiction	CITY OF VANCOUVER
Municipality	CITY OF VANCOUVER	Neighborhood	KNIGHT
Area	VANCOUVER EAST	SubAreaCode	VVEKN
PropertyID	014-102-552	BoardCode	V
PostalCode	V5W 3R5		

Property Tax Information			
TaxRoll Number	019227736310000	Gross Taxes	\$5,195.13
Tax Year	2021	Tax Amount Updated	06/16/2021
More PIDS			
014-102-552			
More PIDS2			

Legal Information								
PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
VAP1522	8	5	700	36				
Legal FullDescription								
LOT 8, BLOCK 5, PLAN VAP1522, DISTRICT LOT 700, GROUP 1, NEW WESTMINSTER LAND DISTRICT								

Land & Building Information			
Width	33	Depth	96.65
Lot Size	WIDTH * DEPTH	Land Use	
Actual Use	SINGLE FAMILY DWELLING		
Year Built	1951		
BCA Description	1 STY SFD - AFTER 1930 - FAIR	Zoning	RS-1 ONE-FAMILY DWELLING
WaterConn			
BCADData Update	04/07/2022		

Supplementary Property Info			
BedRooms	2	Foundation	CRAWL
Full Bath	1	Half Bath2	
Half Bath3		Stories	1
Pool Flg		Carport	0
Garage S	1	Garage M	0

Actual Totals		
Land	Improvement	Actual Total
\$1,393,000.00	\$15,100.00	\$1,408,100.00

Municipal Taxable Totals				
Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,393,000.00	\$15,100.00	\$0.00	\$0.00	\$1,408,100.00

School Taxable Totals				
Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,393,000.00	\$15,100.00	\$0.00	\$0.00	\$1,408,100.00

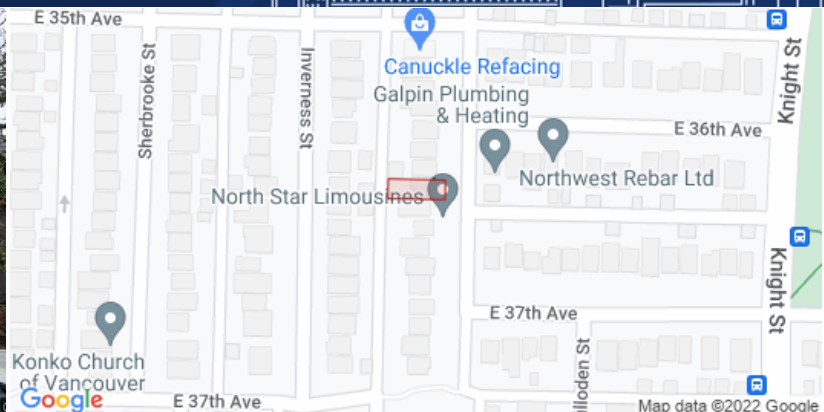
Sales History Information			
Sale Date	Sale Price	Document Num	SaleTransaction Type
10/15/2021	\$1,250,000.00	CA9435776	REJECT - NOT SUITABLE FOR SALES ANALYSIS
11/20/1997	\$108,600.00	BL391617	REJECT - NOT SUITABLE FOR SALES ANALYSIS
6/22/1989	\$87,950.00	GC82041	REJECT - NOT SUITABLE FOR SALES ANALYSIS
12/3/1982	\$0.00	K82477L	REJECT - NOT SUITABLE FOR SALES ANALYSIS



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## 5231 CULLODEN ST Vancouver BC V5W 3R5

PID	014-102-552			Legal Description	LOT 8, EXCEPT THE WEST 5 FEET, NOW LANE, BLOCK 5 DISTRICT LOT 700 PLAN 1522		
Zoning	RS-1 - One-Family Dwelling - option to develop a duplex			Plan	VAP1522		
Registered Owner	RI*, I*			Community Plans(s)	NCP: <a href="#">Kensington-Cedar Cottage</a> , not in ALR		
Floor Area	789 Ft²	Max Elevation	98.46 m	Year Built	1951	Transit Score	63 / Good Transit
Lot Size	3144.42 ft²	Min Elevation	96.70 m	Bedrooms	2	WalkScore	63 / Somewhat Walkable
Dimensions	33 x 96.65 Ft	Annual Taxes	\$5,195.13	Bathrooms	1	Structure	SINGLE FAMILY DWELLING

### MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
R2696649	Active 06/06/2022	1	\$1,499,000 / -	RE/MAX Crest Realty

### APPRECIATION

	Date	(\$)	% Change
List Price	06/06/2022	\$1,499,000	19.92 %
Sales History	15/10/2021	\$1,250,000	1051.01 %
	20/11/1997	\$108,600	23.48 %
	22/06/1989	\$87,950	

### ASSESSMENT

	2021	2022	% Change
Building	\$13,000	\$15,100	16.15 %
Land	\$1,214,000	\$1,393,000	14.74 %
Total	\$1,227,000	\$1,408,100	14.76 %

### SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	Sir Alexander MacKenzie	John Oliver
District	SD 39	SD 39
Grades	K - 7	8 - 12

### DEVELOPMENT APPLICATIONS

No records found for this parcel

The enclosed information, while deemed to be correct, is not guaranteed.

I'm more than a real estate agent. I'm a REALTOR®.



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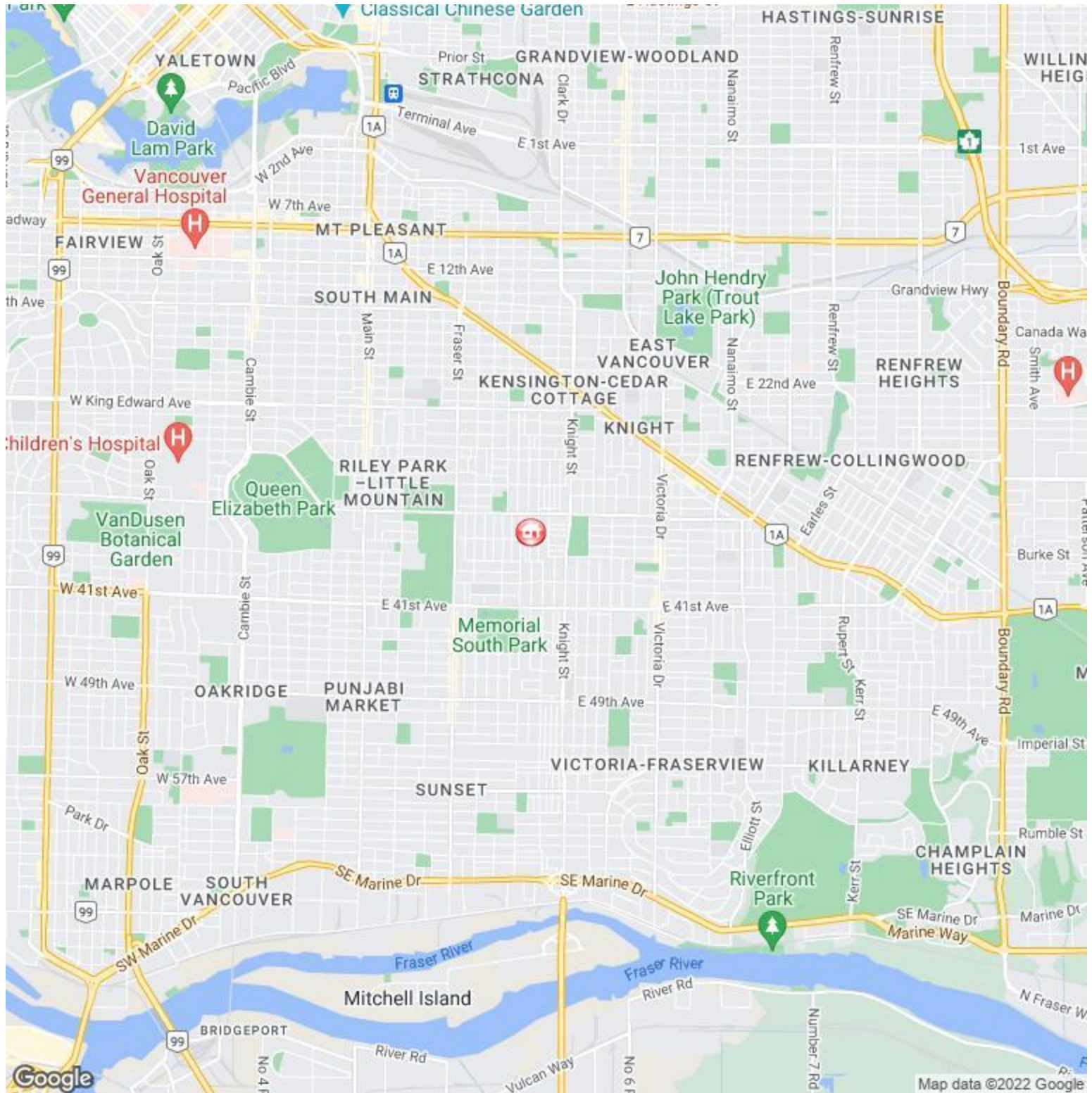
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Sold Date:



RE/MAX Crest Realty

06/07/2022 08:32 PM

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