5760 WALES STREET VANCOUVER

Killarney VE, V5R 3N4

Residential Detached
\$1,998,888 (LP)

louse/Single Family	Killarney VE, V5R 3N4					\$1,998,888 (LF	
Depth/Size (ft):	137.75	Bedrooms:	4	Approx. Year Bui	lt: 195	5	
Frontage (ft):	40.60	Bathrooms:	3	Age:	69		
.ot Area: (sq.ft.)	5,303.00	Full Baths:	3	Zoning:	RS1		
lood Plain:	No	Half Baths:	0	Gross Taxes:	\$7,2	274.74	
lear Yard Exp:				For Tax Year:	2023	3	
/iew:	No			P.I.D.:	013-	-702-718	
tyle of Home:	Rancher/Bungalow w/	Bsmt.	Parking:				
Construction:	Frame - Wood		Covered Parking:				
xterior:	Stucco		Parking Access:				
oundation:			Parking:	Carport; Single			
ain Screen:			Locker:				
enovations:			Units in Dev:				
of Fireplaces:	0 - Fuel:		Distance to:				
ater Supply:	City/Municipal		Title to Land:	Freehold NonStrat	ta		
uel/Heating:	Baseboard		Property Disc:	No			
Outdoor Area:	Patio(s) & Deck(s)		PAD Rental:				
Type of Roof:	Asphalt		Fixtures Leased:	No			
loor Finish:	Mixed		Fixtures Rmvd:	No			
Mgmt. Company: Complex / Subdiv:	No Killarney Electricity Natural Gas	s Sanitary Sewer Storm Sewer Wat	er				
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Killarney Electricity,Natural Gas LOT 11, BLOCK 2, PL None Clothes Washer/Dryer	;,Sanitary Sewer,Storm Sewer,Wat AN VAP2509, DISTRICT LOT 50, r,Refrigerator,Stove past Realty (Abbotsford)		STRICT, OF LOT A			
Agmt. Company: Complex / Subdiv: Gervices Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Killarney Electricity,Natural Gas LOT 11, BLOCK 2, PL None Clothes Washer/Dryer Sutton Group-West Co	AN VAP2509, DISTRICT LOT 50, r,Refrigerator,Stove past Realty (Abbotsford)	NEW WESTMINSTER LAND DI		Dimor	nsions	
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: sylaw Restric: isting Broker(s):	Killarney Electricity,Natural Gas LOT 11, BLOCK 2, PL None Clothes Washer/Dryer Sutton Group-West Co Type	AN VAP2509, DISTRICT LOT 50, r,Refrigerator,Stove past Realty (Abbotsford) Dimensions	NEW WESTMINSTER LAND DIS	Туре	Dimer 12'6 x		
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s):	Killarney Electricity,Natural Gas LOT 11, BLOCK 2, PL None Clothes Washer/Dryer Sutton Group-West Co Type Living Room	AN VAP2509, DISTRICT LOT 50, r,Refrigerator,Stove bast Realty (Abbotsford) Dimensions 12'2 x 15'5	NEW WESTMINSTER LAND DIS	Type Bedroom	12'6 x	11'7	
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain	Killarney Electricity,Natural Gas LOT 11, BLOCK 2, PL None Clothes Washer/Dryen Sutton Group-West Co Type Living Room Bedroom	AN VAP2509, DISTRICT LOT 50, r,Refrigerator,Stove bast Realty (Abbotsford) Dimensions 12'2 x 15'5 12' x 9'6	NEW WESTMINSTER LAND DIS	Type Bedroom Laundry	12'6 x 11'8 x	11'7 13'11	
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain	Killarney Electricity,Natural Gas LOT 11, BLOCK 2, PL None Clothes Washer/Dryen Sutton Group-West Co Type Living Room Bedroom Primary Bedroom	AN VAP2509, DISTRICT LOT 50, r,Refrigerator,Stove bast Realty (Abbotsford) Dimensions 12'2 x 15'5 12' x 9'6 9'10 x 9'4	NEW WESTMINSTER LAND DIS	Type Bedroom	12'6 x	11'7 13'11	
Igmt. Company: complex / Subdiv: eervices Connected: egal: menities: ite Influences: eatures: eatures: isting Broker(s): loor lain lain lain	Killarney Electricity,Natural Gas LOT 11, BLOCK 2, PL None Clothes Washer/Dryet Sutton Group-West Co Type Living Room Bedroom Primary Bedroom Dining Room	AN VAP2509, DISTRICT LOT 50, r,Refrigerator,Stove bast Realty (Abbotsford) Dimensions 12'2 x 15'5 12' x 9'6 9'10 x 9'4 9'10 x 6'1	NEW WESTMINSTER LAND DIS	Type Bedroom Laundry	12'6 x 11'8 x	11'7 13'11	
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): loor lain lain lain lain	Killarney Electricity,Natural Gas LOT 11, BLOCK 2, PL None Clothes Washer/Dryer Sutton Group-West Co Type Living Room Bedroom Primary Bedroom Dining Room Kitchen	AN VAP2509, DISTRICT LOT 50, r,Refrigerator,Stove bast Realty (Abbotsford) Dimensions 12'2 x 15'5 12' x 9'6 9'10 x 9'4 9'10 x 6'1 9'10 x 14'9	NEW WESTMINSTER LAND DIS	Type Bedroom Laundry	12'6 x 11'8 x	11'7 13'11	
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: cylaw Restric: isting Broker(s): loor lain lain lain lain smt	Killarney Electricity,Natural Gas LOT 11, BLOCK 2, PL None Clothes Washer/Dryet Sutton Group-West Co Type Living Room Bedroom Primary Bedroom Dining Room	AN VAP2509, DISTRICT LOT 50, r,Refrigerator,Stove bast Realty (Abbotsford) Dimensions 12'2 x 15'5 12' x 9'6 9'10 x 9'4 9'10 x 6'1	NEW WESTMINSTER LAND DIS	Type Bedroom Laundry	12'6 x 11'8 x	11'7 13'11	
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Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain ain ain ain smt smt smt	Killarney Electricity,Natural Gas LOT 11, BLOCK 2, PL None Clothes Washer/Dryen Sutton Group-West Co Type Living Room Bedroom Primary Bedroom Dining Room Kitchen Kitchen Bedroom	AN VAP2509, DISTRICT LOT 50, r,Refrigerator,Stove bast Realty (Abbotsford) Dimensions 12'2 × 15'5 12' × 9'6 9'10 × 9'4 9'10 × 6'1 9'10 × 14'9 11'8 × 11'5 13'5 × 11'8 # Of Rooms:	NEW WESTMINSTER LAND DIS	Type Bedroom Laundry Storage Bathroom Floor	12'6 x 11'8 x 5'6 x 1 # of Pieces	11'7 13'11 1'5 Ensuite?	
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain ain ain smt smt smt smt	Killarney Electricity,Natural Gas LOT 11, BLOCK 2, PL None Clothes Washer/Dryen Sutton Group-West Co Type Living Room Bedroom Primary Bedroom Dining Room Kitchen Bedroom Kitchen Bedroom	AN VAP2509, DISTRICT LOT 50, ,Refrigerator,Stove bast Realty (Abbotsford) Dimensions 12'2 x 15'5 12' x 9'6 9'10 x 9'4 9'10 x 6'1 9'10 x 14'9 11'8 x 11'5 13'5 x 11'8 # Of Rooms: # Of Kitchens:	NEW WESTMINSTER LAND DIS	Type Bedroom Laundry Storage Bathroom Floor Main	12'6 x 11'8 x 5'6 x 1 # of Pieces 3	11'7 13'11 1'5 Ensuite? No	
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: cylaw Restric: isting Broker(s): loor lain lain lain smt smt smt smt smt smt smt smt	Killarney Electricity,Natural Gas LOT 11, BLOCK 2, PL None Clothes Washer/Dryen Sutton Group-West Co Sutton Group-West Co Uning Room Bedroom Primary Bedroom Dining Room Kitchen Kitchen Bedroom 862 sqft 0 sqft 0 sqft	AN VAP2509, DISTRICT LOT 50, r,Refrigerator,Stove bast Realty (Abbotsford) Dimensions 12'2 x 15'5 12' x 9'6 9'10 x 9'4 9'10 x 6'1 9'10 x 14'9 11'8 x 11'5 13'5 x 11'8 # Of Rooms: # Of Kitchens: # Of Levels:	NEW WESTMINSTER LAND DIS	Type Bedroom Laundry Storage Bathroom Floor Main Main	12'6 x 11'8 x 5'6 x 1 # of Pieces 3 3	11'7 13'11 1'5 Ensuite? No Yes	
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain ain ain smt smt smt smt smt smt smt smt smt smt	Killarney Electricity,Natural Gas LOT 11, BLOCK 2, PL None Clothes Washer/Dryet Sutton Group-West Co Sutton Group-West Co Living Room Bedroom Primary Bedroom Dining Room Kitchen Kitchen Bedroom 862 sqft 0 sqft 0 sqft 862 sqft	AN VAP2509, DISTRICT LOT 50, r,Refrigerator,Stove bast Realty (Abbotsford) Dimensions 12'2 x 15'5 12' x 9'6 9'10 x 9'4 9'10 x 6'1 9'10 x 14'9 11'8 x 11'5 13'5 x 11'8 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	NEW WESTMINSTER LAND DIS	Type Bedroom Laundry Storage Bathroom Floor Main	12'6 x 11'8 x 5'6 x 1 # of Pieces 3	11'7 13'11 1'5 Ensuite? No	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Semt Semt Sinished Floor (Main): Finished Floor (Main): Finished Floor (Below): Finished Floor (Below): Finished Floor (Total):	Killarney Electricity,Natural Gas LOT 11, BLOCK 2, PL None Clothes Washer/Dryen Sutton Group-West Co Sutton Group-West Co Uning Room Bedroom Primary Bedroom Dining Room Kitchen Kitchen Bedroom 862 sqft 0 sqft 0 sqft	AN VAP2509, DISTRICT LOT 50, r,Refrigerator,Stove bast Realty (Abbotsford) Dimensions 12'2 x 15'5 12' x 9'6 9'10 x 9'4 9'10 x 6'1 9'10 x 14'9 11'8 x 11'5 13'5 x 11'8 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	NEW WESTMINSTER LAND DIS	Type Bedroom Laundry Storage Bathroom Floor Main Main	12'6 x 11'8 x 5'6 x 1 # of Pieces 3 3	11'7 13'11 1'5 Ensuite? No Yes	
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Semt Semt Site Floor (Main): Finished Floor (Main): Finished Floor (Below): Finished Floor (Below): Finished Floor (Below): Finished Floor (Total): Jnfinished Floor: Grand Total:	Killarney Electricity,Natural Gas LOT 11, BLOCK 2, PL None Clothes Washer/Dryer Sutton Group-West Co Sutton Group-West Co Living Room Bedroom Primary Bedroom Dining Room Kitchen Kitchen Bedroom 862 sqft 0 sqft 0 sqft 862 sqft 1,724 sqft	AN VAP2509, DISTRICT LOT 50, r,Refrigerator,Stove bast Realty (Abbotsford) Dimensions 12'2 x 15'5 12' x 9'6 9'10 x 9'4 9'10 x 6'1 9'10 x 14'9 11'8 x 11'5 13'5 x 11'8 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height: Basement:	NEW WESTMINSTER LAND DIS	Type Bedroom Laundry Storage Bathroom Floor Main Main	12'6 x 11'8 x 5'6 x 1 # of Pieces 3 3	11'7 13'11 1'5 Ensuite? No Yes	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Semt Semt Semt Finished Floor (Main): Finished Floor (Main): Finished Floor (Below): Finished Floor (Below): Finished Floor (Total): Jnfinished Floor:	Killarney Electricity,Natural Gas LOT 11, BLOCK 2, PL None Clothes Washer/Dryer Sutton Group-West Co Sutton Group-West Co Living Room Bedroom Primary Bedroom Dining Room Kitchen Bedroom Kitchen Bedroom 862 sqft 0 sqft 0 sqft 0 sqft 1,724 sqft 0 sqft	AN VAP2509, DISTRICT LOT 50, r,Refrigerator,Stove bast Realty (Abbotsford) Dimensions 12'2 x 15'5 12' x 9'6 9'10 x 9'4 9'10 x 6'1 9'10 x 14'9 11'8 x 11'5 13'5 x 11'8 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	NEW WESTMINSTER LAND DIS	Type Bedroom Laundry Storage Bathroom Floor Main Main	12'6 x 11'8 x 5'6 x 1 # of Pieces 3 3	11'7 13'11 1'5 Ensuite? No Yes	

Prime Killarney location—a meticulously maintained 3-bedroom, 3-bathroom bungalow on a generous 5303 sq ft flat lot 40.6 x 137.75 lot with no trees. Whether you're building your dream home, duplex or investing, this golden opportunity comes with a large backyard and patio for family gatherings, plus walkable transit and proximity to Killarney Market. Vibrant Victoria and 41st are minutes away with shops and restaurants, and top-notch schools include Killarney Secondary School and Dr. George M. Weir Elementary School. Very quiet neighborhood and in one of the most sought out areas.

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