

# 7316 Culloden Street, Vancouver

\$1,449,000



Beautiful, CORNER LOT 41.4 x 105 in a central area. Located conveniently near 57st and Knight; walking distance to Ross Park. House has been updated; Kitchen, Floors, Bathrooms, High efficiency VIESSMANN boiler with large heat exchange water tank. Upstairs: 3 Bedrooms, 2 Bathroom. Below: Suite#1: 2 bedrooms 1.5 bathrooms; Suite#2: 1 Bedroom, 1 Bathroom. Rental income of \$2,600 per month. Excellent Mortgage helpers. Close to Schools, Parks, Shopping, transportation. Great for first time home buyers or holding/redevelopment/land assembly property for investors. LOTS OF FUTURE POTENTIAL. Priced to Sell! See Link for virtual tour [https://youriguide.com/7316\\_culloden\\_street\\_vancouver\\_bc](https://youriguide.com/7316_culloden_street_vancouver_bc)

## KEY INFORMATION

MLS® R2461437

Residential Detached

South Vancouver

6 Bedrooms

5 Bathrooms

2,401 SF

4,347 SF Lot

## FEATURES

Year Built: 1953

Listed By: Sutton Group-West Coast Realty

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Main Floor Total Exterior Area 1387 sq ft  
Total Interior Area 1276 sq ft

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Basement Total Exterior Area 1231 sq ft  
Total Interior Area 1125 sq ft



PREPARED: Jun. 2020

included in total floor area. All room dimensions and floor areas must be considered approximations and are subject to independent verification. For method of measurement please see measurement.

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