



Presented by:
P.A. 'Doc' Livingston PREC*

Sutton Grp-West Coast Realty

www.homeshuntersbc.com
doc@homehuntersbc.com



Active R2152887 Board: V House/Single Family	6638 KNIGHT STREET Vancouver East Knight V5P 2W2	Residential Detached \$1,140,000 (LP) (SP) 
---------------------------------------------------------------------	------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------



Sold Date:	Frontage (feet):	33.00	Original Price: \$1,200,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1950
Depth / Size: 111.37	Bathrooms:	2	Age: 67
Lot Area (sq.ft.): 3,795.00	Full Baths:	2	Zoning: RS-1
Flood Plain: No	Half Baths:	0	Gross Taxes: \$3,891.26
Rear Yard Exp:			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 010-982-752
			Tour:

View: :
Complex / Subdiv:
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: Basement Entry	Total Parking: 2	Covered Parking: 1	Parking Access: Lane, Rear
Construction: Frame - Wood	Parking: Carport; Single, Garage; Single		
Exterior: Stucco			
Foundation: Concrete Perimeter	Dist. to Public Transit: 1/2 BLK	Dist. to School Bus: 1 BLK	
Rain Screen:	Title to Land: Freehold NonStrata		
Renovations: Partly	Property Disc.: No		
# of Fireplaces: 1	PAD Rental:		
Fireplace Fuel: Wood	Fixtures Leased: No		
Water Supply: City/Municipal	Fixtures Rmvd: No		
Fuel/Heating: Electric, Natural Gas	Floor Finish: Laminate		
Outdoor Area: Fenced Yard			
Type of Roof: Asphalt			

Legal: **PL VAP1681 LT 18 BLK 9 DL 738 LD 36 PART W 1/2, GROUP 1, EXC (1) W 7 FT NOW RD, (2) PT IN BCP29406.**

Amenities: **Restaurant**

Site Influences: **Lane Access, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	11'8 x 11'	Bsmt	Living Room	11'1 x 11'			x
Main	Bedroom	11'8 x 7'11			x			x
Main	Bedroom	13'9 x 9'4			x			x
Main	Kitchen	10'4 x 8'6			x			x
Main	Dining Room	10'4 x 8'6			x			x
Main	Living Room	14'5 x 12'2			x			x
Bsmt	Bedroom	12'9 x 7'11			x			x
Bsmt	Bedroom	12'6 x 10'			x			x
Bsmt	Kitchen	11'2 x 5'8			x			
Bsmt	Laundry	10'4 x 8'1			x			

Finished Floor (Main): 927	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 2	1	Main	3	No	Barn:
Finished Floor (Below): 0	# of Levels: 1	2	Bsmt	3	No	Workshop/Shed:
Finished Floor (Basement): 768	Suite: Unauthorized Suite	3				Pool:
Finished Floor (Total): 1,695 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: 2	5				Door Height:
Unfinished Floor: 0	Beds not in Basement: 3	6				
Grand Total: 1,695 sq. ft.	Basement: Full	7				
		8				

Listing Broker(s): **Century 21 AAA Realty Inc.**

Fully open and entirely usable lot! House needs TLC, bring your creative mind! Walking distance away from shopping, restaurants, schools, parks, and transit! Easily accessible to major highways and connectors for work and/or play. Quiet rear access lane to your 2 spacious parking spots and backyard garden. No open houses. Call your Realtor® or call me for your showings and inquiry!



Presented by:
P.A. 'Doc' Livingston PREC*

Sutton Grp-West Coast Realty

www.homeshuntersbc.com
doc@homehuntersbc.com



Active
R2173218
Board: V
House/Single Family

3186 E 43RD AVENUE

Vancouver East
Killarney VE
V5R 2Z8

Residential Detached

\$1,648,000 (LP)

(SP) **M**



Sold Date: Frontage (feet): **46.00** Original Price: **\$1,648,000**
Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **1979**
Depth / Size: **132** Bathrooms: **4** Age: **38**
Lot Area (sq.ft.): **6,072.00** Full Baths: **4** Zoning: **RS-1**
Flood Plain: Half Baths: **0** Gross Taxes: **\$5,548.75**
Rear Yard Exp: **South** For Tax Year: **2016**
Approval Req?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **011-270-403**
Tour:
View: :
Complex / Subdiv:
Services Connected: **None**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **None**
Fuel/Heating: **Forced Air**
Outdoor Area: **None**
Type of Roof: **Tar & Gravel**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Wall/Wall/Mixed**

Legal: **PL VAP4889 LT 17 BLK 17 DL 50 LD 36**

Amenities:

Site Influences: **Central Location, Recreation Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 15'	Below	Eating Area	7' x 9'			x
Main	Dining Room	12' x 11'	Below	Bedroom	10' x 10'			x
Main	Kitchen	13' x 9'	Below	Bedroom	16' x 8'			x
Main	Eating Area	12' x 9'	Below	Bedroom	13' x 9'			x
Main	Master Bedroom	13' x 12'	Below	Kitchen	10' x 7'			x
Main	Bedroom	10' x 10'	Below	Den	12' x 6'			x
Main	Bedroom	10' x 10'			x			x
Main	Bedroom	10' x 10'			x			x
Below	Living Room	13' x 9'			x			
Below	Kitchen	7' x 9'			x			

Finished Floor (Main): **1,525**
Finished Floor (Above): **0**
Finished Floor (Below): **1,430**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,955 sq. ft.**
Unfinished Floor: **0**
Grand Total: **2,955 sq. ft.**

of Rooms: **16**
of Kitchens: **3**
of Levels: **2**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **7**
Basement: **Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	3	Yes
2	Main	4	No
3	Below	3	No
4	Below	4	No
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

Listing Broker(s): **Sutton Grp-West Coast (Van49)**

Court ordered sale. Sold "as is where is" Grow-up in the house. No access to the house, please drive by.



Presented by:
P.A. 'Doc' Livingston PREC*

Sutton Grp-West Coast Realty

www.homeshuntersbc.com
doc@homehuntersbc.com



Active
R2155231
Board: V
House/Single Family

6586 NANAIMO STREET

Vancouver East
Killarney VE
V5P 4L2

Residential Detached

\$1,599,000 (LP)

(SP) **M**



Sold Date:	Frontage (feet):	33.00	Original Price: \$1,768,800
Meas. Type: Feet	Bedrooms:	6	Approx. Year Built: 2000
Depth / Size: 132	Bathrooms:	5	Age: 17
Lot Area (sq.ft.): 4,356.00	Full Baths:	5	Zoning: RS-1
Flood Plain:	Half Baths:	0	Gross Taxes: \$5,542.81
Rear Yard Exp: East			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 013-623-214
			Tour:

View: :

Complex / Subdiv:

Services Connected: **Community, Electricity, Natural Gas**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Other**
Outdoor Area: **Balcony(s), Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Tile - Concrete**

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

Total Parking: **3** Covered Parking: **2** Parking Access:
Parking: **Garage; Double**
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Hardwood, Tile**

Legal: **PL VAP2580 LT 14 BLK 3 DL 336 LD 36**

Amenities:

Site Influences: **Central Location, Lane Access**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'5 x 12'5	Below	Bedroom	9'11 x 8'5			x
Main	Dining Room	10'10 x 12'5	Below	Bedroom	9'3 x 11'10			x
Main	Kitchen	11'2 x 9'11	Below	Laundry	5'2 x 5'			x
Main	Eating Area	8'9 x 9'11	Below	Living Room	11'7 x 6'7			x
Main	Master Bedroom	12' x 13'11	Below	Kitchen	11'9 x 6'			x
Main	Bedroom	11'5 x 8'11	Below	Bedroom	11'10 x 7'11			x
Main	Bedroom	9' x 9'						x
Below	Foyer	9'9 x 8'11						x
Below	Living Room	7'10 x 11'10						
Below	Kitchen	7'6 x 8'7						

Finished Floor (Main): **1,158**
Finished Floor (Above): **0**
Finished Floor (Below): **1,158**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,316 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,316 sq. ft.**

of Rooms: **16**
of Kitchens: **3**
of Levels: **2**
Suite: **Unauthorized Suite**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **6**
Basement: **Fully Finished, Separate Entry**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Main	4	Yes
3	Below	4	No
4	Below	4	Yes
5	Below	4	No
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

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

RE/MAX City Realty

Open House July 8 Saturday 1 - 2pm. Prime Killarney 2 level home near 49th & Nanaimo area! Features 6 bedrooms and 4 bathrooms; 3 bedrooms & 2 baths up and 2 fully finished ground level units, granite gas fireplace, granite kitchen counters, radiant floor heating, low maintenance paved back yard perfect for entertaining, double garage, fully fenced private front yard and located on a quiet tree lined street just steps to bus, schools and shopping! All measurements are approx and to be verified by buyers.