



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
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nickyhmtu@gmail.com



Active
R2342815
Board: V
House/Single Family

4665 ELGIN STREET

Vancouver East
Fraser VE
V5V 4R9

Residential Detached

\$1,558,800 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$1,558,800
Meas. Type: Feet	Bedrooms:	6	Approx. Year Built: 1993
Depth / Size: 0	Bathrooms:	4	Age: 26
Lot Area (sq.ft.): 3,752.00	Full Baths:	4	Zoning: RS-1
Flood Plain: No	Half Baths:	0	Gross Taxes: \$5,357.28
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 010-941-517
			Tour:

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

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

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

Total Parking: Covered Parking: Parking Access:
Parking: **DetachedGrge/Carport**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate, Tile, Vinyl/Linoleum**

Legal: **LOT 28, BLOCK 7 W PT, PLAN VAP6182, DISTRICT LOT 391 & 392, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'3 x 12'9	Bsmt	Bedroom	12'0 x 10'0			x
Main	Dining Room	13'3 x 8'0	Bsmt	Bedroom	12'0 x 8'6			x
Main	Kitchen	10'0 x 8'3			x			x
Main	Eating Area	8'6 x 8'0			x			x
Main	Master Bedroom	11'6 x 11'6			x			x
Main	Bedroom	12'0 x 8'4			x			x
Main	Bedroom	12'0 x 8'0			x			x
Bsmt	Recreation	19'10 x 13'3			x			x
Bsmt	Laundry	10'0 x 5'0			x			
Bsmt	Bedroom	12'0 x 10'9			x			

Finished Floor (Main):	1,004	# of Rooms:	12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	Yes	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	1,004	Suite:	Unauthorized Suite	3	Main	4	No	Pool:
Finished Floor (Total):	2,008 sq. ft.	Crawl/Bsmt. Height:		4	Bsmt	4	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 3	Beds not in Basement: 3	5				Door Height:
Grand Total:	2,008 sq. ft.	Basement: Fully Finished		6				
				7				
				8				

Listing Broker(s): **Sutton Centre Realty**

COURT ORDERED SALE. 2 level 6 bdrm Vancouver Special in family oriented area. Detached 2 car garage with back lane access. Close to schools and shopping. Open house Sat and Sun March 1, 2 from 12:00 - 2:00 pm.



Presented by:
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Active
R2332557

Board: V
House/Single Family

605 E 48TH AVENUE

Vancouver East
Fraser VE
V5W 2E4

Residential Detached

\$1,628,000 (LP)

(SP)



Sold Date:	Frontage (feet):	33.00	Original Price: \$1,628,000
Meas. Type: Feet	Bedrooms:	6	Approx. Year Built: 1910
Depth / Size: 114	Bathrooms:	4	Age: 109
Lot Area (sq.ft.): 3,762.00	Full Baths:	1	Zoning: RS-1
Flood Plain: Exempt	Half Baths:	3	Gross Taxes: \$3,939.18
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 014-692-554
			Tour:
View:	Yes: MOUNTAINS		
Complex / Subdiv:			
Services Connected:	Electricity, Water		

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Block**
Rain Screen:
Renovations: **Substantially Rebuilt**
of Fireplaces: **0**
Fireplace Fuel: **Other**
Water Supply: **City/Municipal**
Fuel/Heating: **Other**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Tar & Gravel**

Reno. Year: **2017**
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **2** Covered Parking: Parking Access: **Lane**
Parking: **Other**
Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Legal: **LT 16 DL 649 PL 1286 BL 1-3**

Amenities:

Site Influences: **Central Location, Lane Access, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **Other - See Remarks**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'3" x 11'1"	Bsmt	Kitchen	10' x 6'			x
Main	Solarium	10' x 5'	Bsmt	Bedroom	10' x 8'			x
Main	Kitchen	20' x 10'	Bsmt	Bedroom	10' x 8'			x
Main	Dining Room	10' x 10'	Bsmt	Bedroom	10' x 8'			x
Main	Office	8' x 10'			x			x
Main	Pantry	4' x 5'			x			x
Above	Master Bedroom	15' x 10'			x			x
Above	Bedroom	12' x 10'			x			x
Above	Bedroom	10' x 12'			x			
Bsmt	Living Room	13' x 8'			x			

Finished Floor (Main):	1,157	# of Rooms: 14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,002	# of Kitchens: 2	1	Main	1	No	Barn:
Finished Floor (Below):	0	# of Levels: 3	2	Above	1	No	Workshop/Shed:
Finished Floor (Basement):	1,157	Suite: Legal Suite	3	Above	1	Yes	Pool:
Finished Floor (Total):	3,316 sq. ft.	Crawl/Bsmt. Height:	4	Bsmt	4	No	Garage Sz:
		Beds in Basement: 3	5				Door Height:
Unfinished Floor:	0	Beds not in Basement: 3	6				
Grand Total:	3,316 sq. ft.	Basement: Fully Finished	7				
			8				

Listing Broker(s): **Sutton Group-West Coast Realty**

Handyman Special. Great location, family oriented area. Large home of over 3,316 sq ft on 3,762 sq ft lot. Basement fully finished with 3 bdrms + 1 bath, separate entrance. Upstairs needs more work, all the plumbing, electrical, sprinkler systems are brand new and installed. At Drywall stage. With very little this can be your dream home. OPEN HOUSE Saturday Feb 2nd 2pm to 4pm.



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KW ELITE REALTY
KELLERWILLIAMS

Active
R2337473

Board: V
House/Single Family

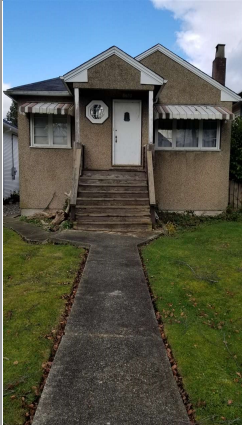
2785 W 21ST AVENUE

Vancouver West
Arbutus
V6L 1K4

Residential Detached

\$1,999,800 (LP)

(SP)



Sold Date:	Frontage (feet):	33.00	Original Price: \$1,999,800
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 1950
Depth / Size: 122.00	Bathrooms:	2	Age: 69
Lot Area (sq.ft.): 4,026.00	Full Baths:	2	Zoning: RS1
Flood Plain: No	Half Baths:	0	Gross Taxes: \$7,528.39
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?: No			P.I.D.: 011-456-931
			Tour:

View: **No** :
Complex / Subdiv: **ARBUTUS**

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

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Other**
Foundation: **Concrete Perimeter**
Rain Screen: **No**
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Other**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing: **No**
R.I. Fireplaces:

Total Parking: **2** Covered Parking: Parking Access: **Front, Lane**
Parking: **Carport; Single**

Dist. to Public Transit: **2 BLOCKS** Dist. to School Bus: **CLOSE BY**
Title to Land: **Freehold NonStrata**

Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Other, Wall/Wall/Mixed**

Legal: **LOT 14, BLOCK 3, PLAN VAP4641, DISTRICT LOT 139, GROUP 1, NEW WESTMINSTER LAND DISTRICT, OF LOT 4**

Amenities:

Site Influences: **Central Location, Lane Access, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 13'			x			x
Main	Kitchen	17' x 10'			x			x
Main	Master Bedroom	11' x 10'			x			x
Main	Bedroom	10' x 10'			x			x
Bsmt	Other	0' x 0'			x			x
Bsmt	Other	0' x 0'			x			x
Bsmt	Other	0' x 0'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 800	# of Rooms: 7	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below): 0	# of Levels: 2	2	Bsmt	3	No	Workshop/Shed:
Finished Floor (Basement): 750	Suite: Other	3				Pool:
Finished Floor (Total): 1,550 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: 0 Beds not in Basement: 2	5				Door Height:
Unfinished Floor: 0	Basement: Fully Finished	6				
Grand Total: 1,550 sq. ft.		7				
		8				

Listing Broker(s): **RE/MAX Sabre Realty Group**

Lot size 33 x 122. Prince of Wales High School District. Older house. Value mostly in the land.



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KW ELITE REALTY
KELLERWILLIAMS

Active
R2318498

Board: V
House/Single Family

2856 W 3RD AVENUE

Vancouver West
Kitsilano
V6K 1M7

Residential Detached

\$2,098,000 (LP)

(SP)



Sold Date:	Frontage (feet):	33.33	Original Price: \$2,350,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1924
Depth / Size: 120.00	Bathrooms:	2	Age: 95
Lot Area (sq.ft.): 3,999.60	Full Baths:	2	Zoning: RT-8
Flood Plain: Exempt	Half Baths:	0	Gross Taxes: \$7,075.86
Rear Yard Exp: South			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 012-316-253
			Tour:

View: **Yes: Tatlow Park and North**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

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

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
Parking: **Carport; Multiple**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate, Mixed**

Legal: **LOT 4 OF LOT 2 BLOCK 28 DISTRICT LOT 192 PLAN 2375**

Amenities: **Garden, Playground, Storage**

Site Influences: **Cul-de-Sac, Lane Access, Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Other - See Remarks, Refrigerator**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 15'	Below	Storage	12' x 25'			x
Main	Kitchen	7' x 11'			x			x
Main	Dining Room	11' x 13'			x			x
Main	Bedroom	11' x 10'			x			x
Above	Master Bedroom	11' x 12'			x			x
Above	Bedroom	9' x 11'			x			x
Above	Bedroom	11' x 11'			x			x
Above	Nook	9' x 11'			x			x
Below	Laundry	6' x 10'			x			
Below	Bedroom	10' x 10'			x			

Finished Floor (Main):	672	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	762	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	605	# of Levels: 3	2	Above	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3				Pool:
Finished Floor (Total):	2,039 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0 Beds not in Basement: 5	5				Door Height:
Unfinished Floor:	0	Basement: Full, Partly Finished, Separate Entry	6				
Grand Total:	2,039 sq. ft.		7				
			8				

Listing Broker(s): **Royalty Group Realty Inc.**

Accepted Offer: The Seller requires this Home be put to a Bidding Process over the next week, to bring us to an accepted offer by March 7, 2019. To that end we will be looking at any reasonable or best offer on Tuesday February 26th, 2019 at 5pm. We prefer a clean offer, however all Subjects must be removed by March 6th, 2019. A signed Schedule A must accompany all offers to my email. Call for a copy or talk to your Realtor. Open House 2 to 4pm Saturday & Sunday.



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KW ELITE REALTY
KELLERWILLIAMS

Active
R2327557
Board: V
House/Single Family

1826 W 12 AVENUE

Vancouver West
Kitsilano
V6J 2E8

Residential Detached

\$2,398,000 (LP)

(SP)



Sold Date: Frontage (feet): **50.00** Original Price: **\$2,679,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1922**
Depth / Size: **125** Bathrooms: **3** Age: **97**
Lot Area (sq.ft.): **6,250.00** Full Baths: **3** Zoning: **RT-8**
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$8,668.25**
Rear Yard Exp: **South** For Tax Year: **2017**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **014-177-919**
Tour:
View: **No**
Complex / Subdiv:
Services Connected: **Electricity**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Concrete Frame**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Electric, Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Lane**
Parking: **Garage; Single**
Dist. to Public Transit: **1 Block** Dist. to School Bus: **4 Blocks**
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish:

Legal: **LOT 8 BLOCK 407 DISTRICT LOT 526 PLAN 1949**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'2 x 12'4			x			x
Main	Dining Room	14'3 x 8'9			x			x
Main	Kitchen	14'1 x 11'1			x			x
Main	Family Room	13'9 x 9'8			x			x
Main	Den	10'4 x 10'4			x			x
Above	Bedroom	12'6 x 9'3			x			x
Above	Bedroom	13'5 x 12'8			x			x
Below	Living Room	12'1 x 24'0			x			x
Below	Kitchen	10'7 x 9'9			x			
Below	Bedroom	14'4 x 9'11			x			

Finished Floor (Main): **1,371**
Finished Floor (Above): **543**
Finished Floor (Below): **0**
Finished Floor (Basement): **737**
Finished Floor (Total): **2,651 sq. ft.**
Unfinished Floor: **0**
Grand Total: **2,651 sq. ft.**

of Rooms: **10**
of Kitchens: **2**
of Levels: **3**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **3**
Basement: **Full**

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

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

Listing Broker(s): **Royalty Group Realty Inc.**

Accepted Offer



Presented by:
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Active
R2339395

Board: V
House/Single Family

8473 ISABEL PLACE

Vancouver West
Southlands
V6P 6B2

Residential Detached

\$2,800,000 (LP)

(SP)



Sold Date:	Frontage (feet):	66.36	Original Price: \$2,800,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 2009
Depth / Size: 86.99	Bathrooms:	4	Age: 10
Lot Area (sq.ft.): 5,772.66	Full Baths:	3	Zoning: RS
Flood Plain:	Half Baths:	1	Gross Taxes: \$7,323.32
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 027-021-921
			Tour:

View: :

Complex / Subdiv: **Southlands**

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

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Stone, Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas, Radiant**
Outdoor Area: **Fenced Yard**
Type of Roof: **Wood**

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

Total Parking: **2** Covered Parking: **0** Parking Access: **Front**
Parking: **Open**

Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:

Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Hardwood, Mixed, Tile**

Legal: **STRATA LOT 2, PLAN BCS2271, DISTRICT LOT 317, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS**

Amenities: **Air Cond./Central**

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Hot Tub Spa/Swirlpool**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'11 x 12'10	Above	Flex Room	7'0 x 4'7			x
Main	Kitchen	14'2 x 13'8	Above	Bedroom	11'0 x 10'5			x
Main	Dining Room	14'11 x 11'10	Above	Bedroom	13'6 x 14'0			x
Main	Eating Area	16'6 x 11'11			x			x
Main	Family Room	16'0 x 13'5			x			x
Main	Recreation	17'1 x 18'9			x			x
Main	Laundry	12'9 x 7'1			x			x
Main	Foyer	8'11 x 11'11			x			x
Above	Master Bedroom	15'8 x 12'1			x			
Above	Walk-In Closet	7'0 x 7'7			x			

Finished Floor (Main): **2,145**
Finished Floor (Above): **1,175**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **3,320 sq. ft.**

Unfinished Floor: **0**
Grand Total: **3,320 sq. ft.**

of Rooms: **13**
of Kitchens: **1**
of Levels: **2**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **3**
Basement: **None**

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

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

Listing Broker(s): **Oakwyn Realty Ltd.**

Stunning, private home nestled in the coveted, tranquil Southlands neighborhood. This family homes features large principal entertaining rooms, punctuated by intricate crown moldings, detailed millwork, and designer fireplaces. Gourmet kitchen boats sleek appliances, large island and plenty of storage and prep space. The bonus rec room is perfect for movie and game nights. 3 separated en-suited bedrooms upstairs are perfect for a growing family. Close to Fraser River Park, Vancouver Montessori, Magee, Crofton House and Saint George's. COURT ORDERED SALE. SOLD AS IS WHERE IS.



Presented by:
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Active
R2311127

Board: V
House/Single Family

4846-4856 EARLES STREET

Vancouver East
Collingwood VE
V5R 3R5

Residential Detached

\$3,990,000 (LP)

(SP)



Sold Date: Frontage (feet): **66.00** Original Price: **\$4,700,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1941**
Depth / Size: **110x117** Bathrooms: **4** Age: **78**
Lot Area (sq.ft.): **7,491.00** Full Baths: **4** Zoning: **RM7**
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$8,485.61**
Rear Yard Exp: For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **014-017-512**
Tour:

View: **No :**

Complex / Subdiv:

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

Style of Home: **3 Storey, Basement Entry**

Construction: **Frame - Wood**

Exterior: **Other**

Foundation: **Other**

Rain Screen:

Renovations:

of Fireplaces: **0**

Fireplace Fuel:

Water Supply: **City/Municipal**

Fuel/Heating: **Other**

Outdoor Area: **None**

Type of Roof: **Other**

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

Total Parking:
Parking: **Open**

Covered Parking:

Parking Access:

Dist. to Public Transit:

Dist. to School Bus:

Title to Land: **Freehold NonStrata**

Property Disc.: **No**

PAD Rental:

Fixtures Leased: **No :**

Fixtures Rmvd: **No :**

Floor Finish:

Legal: **PL VAP2160, LT 6, BLK 115, DL 37, LD 36, GROUP 1, EXC E 10 FT, W 7 FT & PT IN EXP PL 6173, NOW HWYS. PL VAP2160, LT 5, BLK 115, DL 37, LD 36, GROUP 1, EXP PT IN EXPL PL VAP5025 **DOUBLE EXPOSURE CLS C8021234**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 13'	Bsmt	Bedroom	10' x 10'			x
Main	Kitchen	14' x 13'			x			x
Main	Family Room	15' x 12'			x			x
Main	Bedroom	10' x 10'			x			x
Main	Bedroom	11' x 9'			x			x
Above	Bedroom	11' x 9'			x			x
Above	Bedroom	11' x 9'			x			x
Bsmt	Living Room	13' x 8'			x			x
Bsmt	Kitchen	10' x 9'			x			
Bsmt	Bedroom	10' x 9'			x			

Finished Floor (Main):	2,000	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,875	# of Kitchens: 2	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Bsmt	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Main	4	No	Pool:
Finished Floor (Total):	3,875 sq. ft.	Crawl/Bsmt. Height:	4	Bsmt	4	No	Garage Sz:
		Beds in Basement: 2	5				Door Height:
Unfinished Floor:	0	Basement: Full	6				
Grand Total:	3,875 sq. ft.	Beds not in Basement: 4	7				
			8				

Listing Broker(s): **Sutton Group-West Coast Realty (Surrey/120)**

Court order sale, selling as a land value only. RM7 multifamily zoning. Both properties 4846 & 4856 must be bought together and this price is for both properties. All sizes are approximate only, please verify everything before writing an offer. A convenient location, only block away from Kingsway. Check with the City of Vancouver for potential zoning.