

Presented by:  
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Vancouver East, Mount Pleasant VE Residential Detached  
**617 UNION ST, V6A 2C1** MLS# V1099178 **Active**



List Price: \$930,880

Complex/Subdiv: MOUNT PLEASANT

Frontage: 25.00 ft	Bedrooms: 4	PID: 015-575-713
Depth/Size: 122	Bathrooms: 2	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 1	Approx Yr Blt: 1901
Rear Yard Exp:	Half Baths: 1	Age at List Date: 114
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$4,281 (2013)
Flood Plain:	Zoning: RT3	

View:  
 Serv. Connected: Electricity, Natural Gas, Water

Style of Home: 1 1/2 Storey	Total Parking: 0	Covered Parking: 0
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: None	
Exterior: Stucco		
Rainscreen:	R/I Plumbing: No	Dist to Public Trans: 1 BLK
Type of Roof: Asphalt		Dist to School Bus: 3 BLKS
Renovations: Partly	Reno Year: 2005	Possession:
Flooring: Wall/Wall/Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Court Ordered Sale
Heat/Fuel: Baseboard, Electric, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Gas - Natural		Out Buildings:
Outdoor Area: None		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: LOT 29 BLOCK 91 PLAN VAP196 DISTRICT LOT 196 LAND DISTRICT 1 LAND DISTRICT 36

Amenities:

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

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	0' X 0'			X			X
Main F.	Dining	0' X 0'			X			X
Main F.	Kitchen	0' X 0'			X			X
Main F.	Bedroom	0' X 0'			X			X
Above	Master Bedroom	0' X 0'			X			X
Above	Bedroom	0' X 0'			X			X
Main F.	Bedroom	0' X 0'			X			X
					X			X
					X			X
					X			X

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt: 952	Total # Rooms: 7	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 285	# Kitchens: 1	2 4 Piece; Ensuite: N; Level: Above
Finished Floor Down: 0	Finished Levels: 2	3
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	4
Total Finished Floor SqFt: 1,237	Basement Area: None	5
		6
Unfinished Floor: 0	Suite:	7
Grand Total Floor Area: 1,237		8

Listing Broker(s): RE/MAX Select Properties

Great 25' x 122' lot in the historical Strathcona area. Close to Chinatown & Downtown. Features 4 bedrooms and 2 baths. Roof and double pane windows were done in 2005. Enjoy the convenience of this location and the lovely neighbourhood. Excellent holding property for builders or investors. Sold as is where is.