



Presented by:
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Active
R2213647
Board: V
House/Single Family

737 PRIOR STREET

Vancouver East
Mount Pleasant VE
V6A 2G8

Residential Detached

\$1,398,000 (LP)

(SP)



Sold Date:
Meas. Type: **Feet**
Depth / Size: **132**
Lot Area (sq.ft.): **3,300.00**
Flood Plain:
Rear Yard Exp:
Council Apprv?:
If new, GST/HST inc?:

Frontage (feet): **25.00**
Bedrooms: **4**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**

Original Price: **\$1,398,000**
Approx. Year Built: **9999**
Age: **999**
Zoning: **RT-3**
Gross Taxes: **\$3,335.65**
For Tax Year: **2017**
Tax Inc. Utilities?: **No**
P.I.D.: **029-481-546**
Tour:

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

Heritage House

Infill House

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

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Hardi Plank**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: **2** Parking Access:
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: **No** :
Floor Finish:

Legal: **PL EPP44325 LT 1 BLK 100 DL 181 LD 36 GROUP 1**

Amenities:

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	17'9 x 11'4			x			x
Main	Living Room	10'7 x 17'4			x			x
Main	Bedroom	12'4 x 11'0			x			x
Above	Master Bedroom	13'11 x 11'9			x			x
Above	Bedroom	9'1 x 8'5			x			x
Above	Bedroom	11'4 x 8'0			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): **1,330**
Finished Floor (Above): **1,028**
Finished Floor (Below): **0**
Finished Floor (Basement): **478**
Finished Floor (Total): **2,836 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,836 sq. ft.**

of Rooms: **6**
of Kitchens: **1**
of Levels: **3**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **4**
Basement: **Full**

Bath: 1, 2, 3, 4, 5, 6, 7, 8
Floor: **Main**
of Pieces: **4**
Ensuite?: **No**

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

Listing Broker(s): **Royal Pacific Riverside Realty**

An excellent development opportunity. 2 separate strata titles and addresses at 735 and 737 Prior. Previous development application is expired. Court Ordered Sale. Offer must be approved by the Court. For more info please call Listing Agent.



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Active
R2214305

Board: V
House/Single Family

1249 E 11TH AVENUE

Vancouver East
Mount Pleasant VE
V5T 2G4

Residential Detached

\$1,550,000 (LP)

(SP)



Sold Date:	Frontage (feet):	25.00	Original Price: \$1,550,000
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 1910
Depth / Size: 125	Bathrooms:	1	Age: 107
Lot Area (sq.ft.): 3,125.00	Full Baths:	1	Zoning: RT-5
Flood Plain: No	Half Baths:	0	Gross Taxes: \$4,184.48
Rear Yard Exp: North			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?: No			P.I.D.: 013-546-635
			Tour: Virtual Tour URL

View: **No :**

Complex / Subdiv:

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

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly** Reno. Year:
of Fireplaces: **2** R.I. Plumbing: **Yes**
Fireplace Fuel: **Other** R.I. Fireplaces: **0**
Water Supply: **City/Municipal**
Fuel/Heating: **Hot Water, Natural Gas, Other**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
Parking: **Garage; Single**
Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **3 BLOCKS**
Title to Land: **Freehold NonStrata**

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

Legal: **PL VAP2697 LT 13 BLK 159 DL 264A LD 36**

Amenities: **Garden, In Suite Laundry**

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

Features: **Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	20' x 10'			x			x
Main	Living Room	20' x 14'			x			x
Main	Eating Area	20' x 20'			x			x
Main	Foyer	5' x 5'			x			x
Above	Bedroom	20' x 14'			x			x
Above	Bedroom	12' x 10'			x			x
Bsmt	Workshop	30' x 15'			x			x
Bsmt	Laundry	15' x 12'			x			x
		x			x			
		x			x			

Finished Floor (Main):	930	# of Rooms:	8	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	400	# of Kitchens:	1	1	Main	3	No	Barn:
Finished Floor (Below):	0	# of Levels:	3	2				Workshop/Shed:
Finished Floor (Basement):	630	Suite:	Other	3				Pool:
Finished Floor (Total):	1,960 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 2	5				Door Height:
Unfinished Floor:	0	Basement:	Partly Finished	6				
Grand Total:	1,960 sq. ft.			7				
				8				

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

Very unique high end workmanship and materials. Unfinished and partly restored character house on the outside. Mostly new on the inside. Amazing mechanics include 12 zone hot water heating and so much more. Must be seen to appreciate the workmanship completed to date. Lack of electrical light fixtures so daytime showing preferred please. Open Sunday October 29th 2-4pm.