

Vancouver East, Mount Pleasant VE

794 E 12TH AV, V5T 2H9

Presented by: Nikki Cvitanovic RE/MAX Select Realty Cell: 778-926-6464 Email: <u>nikkic@remax.net</u> Website: <u>www.nikkicvit.ca</u>



MLS# V1054871

		List Price: Complex/Subdiv: Frontage:	\$824,900	Previous Price:		
		Frontage:		Original Price:	\$824,900	
		Frontage:		original rifec.	\$021,700	
				Dedreeme	5 010	000 017 000
		Depth/Size:	33.00 ft	Bedrooms: Bathrooms:	5 PID: 4 Type:	003-317-030 House/Single Fami
		Lot Area SqFt:	4,026	Full Baths:	4 Approx Yr Blt:	1925
		Rear Yard Exp:	S	Half Baths:	0 Age at List Date:	
		Meas Type:	Feet	If New GST/HST Inc		\$3,957 (2013)
	1 300	Flood Plain:		Zoning:	RT-5	
		View:				
		Serv. Connected:	Electricity,	Natural Gas, Sanita	ry Sewer, Storm Sewer,	Water
					0	d Dealite e
5	orey ne - Wood			Total Parking: Parking Access:	Covered	d Parking:
	crete Perimeter			Parking Facilities:	None	
xterior: Mixe				r unking r utilities.	None	
ainscreen:		R/I Plumbing:		Dist to Public Trans:	1 BLK Dist to S	chool Bus:
ype of Roof: Asp	nalt			Possession:	TBN	
enovations:		Reno Year:		Title to Land:	Freehold NonStrata	
-	ed, Hardwood, Viny /Municipal	/I/Linoleum		Seller's Interest:	Court Ordered Sale	
11.2	ural Gas			Mortgage Info:		
o. of Fireplaces: 1		R/I Fireplaces:		Property Disclosure:	N - Seller does not live	there
replace Fuel: Woo	d			Out Buildings:		-
	cony(s); Patio(s) or	r Deck(s)		5		
ad Rental:						
ixtures Leas N ixt Removed:						
.egal: PL \ Amenities:	/AP348 LT 12 BLK	、174 DL 264A LL	J 36 UF LUI	A, & PL 1771.		
site Influences:						
eatures Incl:						
oor <u>Type</u>	Dimensions		Type	Dimensions	Floor Type	Dimensions
ain F. Living Roo			Bedroom Bedroom	11' X 10' 10' X 10'		Х
		IU Delow	Bedroom			
5		12' Below		Q' X 10'		Х
ain F. Kitchen	17' X 1			9' X 10' 8' X 8'		X X
ain F. Kitchen ain F. Bedroom	17' X 1 11' X		Den	9' X 10' 8' X 8' X		Х
ain F. Kitchen ain F. Bedroom ain F. Bedroom	17' X - 11' X - 11' X -	11' Below		8' X 8'		x x x
lain F. Kitchen lain F. Bedroom lain F. Bedroom lain F. Den bove Living Roc	17' X - 11' X - 11' X - 8' X 9' X -	11' Below 11' 8' 11'		8' X 8' X X X		X X X X X X
lain F. Kitchen lain F. Bedroom lain F. Bedroom lain F. Den bove Living Roo bove Kitchen	17' X - 11' X - 11' X - 8' X 30 19' X - 11' X	11' Below 11' 8' 11' 9'		X X X 8, X 8,		× × × × ×
ain F. Kitchen ain F. Bedroom ain F. Bedroom ain F. Den bove Living Roo bove Kitchen elow Living Roo	17' X - 11' X - 11' X - 8' X 0m 19' X - 11' X 0m 13' X -	11' Below 11' 8' 11' 9' 10'		X X X X 8, X 8,		X X X X X X
lain F. Kitchen lain F. Bedroom lain F. Bedroom lain F. Den bove Living Roo bove Kitchen elow Living Roo elow Kitchen	17' X - 11' X - 11' X - 8' X 0m 19' X - 11' X 0m 13' X -	11' Below 11' 8' 11' 9'		X X X 8, X 8,	Bathrooms	X X X X X X
lain F. Kitchen lain F. Bedroom lain F. Bedroom lain F. Den bove Living Roo bove Kitchen elow Living Roo elow Kitchen	17' X - 11' X - 11' X - 8' X 0m 19' X - 11' X 0m 13' X -	11' Below 11' 8' 11' 9' 10'		X X X X 8, X 8,	<u>Bathrooms</u> 1 4 Piece; Ensuite: N	X X X X X X X
ain F. Kitchen ain F. Bedroom ain F. Den bove Living Roc bove Kitchen elow Living Roc elow Kitchen <u>oor Area (SqFt):</u> ain Floor Area SqFt: nished Floor Up SqFt:	17' X - 11' X - 11' X - 8' X 0m 19' X - 11' X 0m 13' X - 15' X 1,100 450	11' Below 11' 8' 11' 9' 10' 8' Total # Rooms: # Kitchens:	Den 14 3	X X X X 8, X 8,	1 4 Piece; Ensuite: N 2 3 Piece; Ensuite: N	X X X X X X J; Level: Main F. J; Level: Main F.
lain F. Kitchen lain F. Bedroom lain F. Den bove Living Roo bove Kitchen elow Living Roo elow Kitchen <u>loor Area (SqFt):</u> ain Floor Area SqFt: nished Floor Up SqFt: nished Floor Down:	17' X - 11' X - 11' X - 8' X 0m 19' X - 11' X 11' X 11' X 15' X 1,100 450 1,100	11' Below 11' 8' 11' 9' 10' 8' Total # Rooms: # Kitchens: Finished Levels:	Den 14 3 3	X X X X 8, X 8,	1 4 Piece; Ensuite: N 2 3 Piece; Ensuite: N 3 3 Piece; Ensuite: N	X X X X X X X X X X X X X X X X X X X
lain F. Kitchen lain F. Bedroom lain F. Den bove Living Roo bove Kitchen elow Kitchen loor Area (SqFt): ain Floor Area SqFt: nished Floor Down: nished Floor Dsmt SqFt	17' X 11' X 11' X 8' X 0m 19' X 11' X 11' X 0m 19' X 11' X 15' X 1,100 450 1,100 :: 0	11' Below 11' 8' 9' 10' 8' Total # Rooms: # Kitchens: Finished Levels: Crawl/Bsmt Height	Den 14 3 3	x x x x x x x x x x x x x x x x x x x	1 4 Piece; Ensuite: N 2 3 Piece; Ensuite: N 3 3 Piece; Ensuite: N 4 4 Piece; Ensuite: N	X X X X X X X X X X X X X X X X X X X
lain F. Kitchen lain F. Bedroom lain F. Den bove Living Roo bove Kitchen elow Living Roo elow Kitchen <u>loor Area (SqFt):</u> lain Floor Area SqFt: nished Floor Down: nished Floor Dsmt SqFt	17' X 11' X 11' X 8' X 0m 19' X 11' X 11' X 0m 13' X 15' X 1,100 450 1,100 0	11' Below 11' 8' 11' 9' 10' 8' Total # Rooms: # Kitchens: Finished Levels:	Den 14 3 3 :: Separate	X X X X 8, X 8,	1 4 Piece; Ensuite: N 2 3 Piece; Ensuite: N 3 3 Piece; Ensuite: N 4 4 Piece; Ensuite: N 5	X X X X X X X X X X X X X X X X X X X
Main F. Kitchen Main F. Bedroom Main F. Den bove Living Roo bove Kitchen elow Living Roo elow Kitchen <u>loor Area (SqFt):</u> lain Floor Area SqFt: inished Floor Down: inished Floor Down: inished Floor SqFt	17' X 11' X 11' X 8' X 0m 19' X 11' X 11' X 0m 19' X 11' X 15' X 1,100 450 1,100 :: 0	11' Below 11' 8' 11' 9' 10' 8' Total # Rooms: # Kitchens: Finished Levels: Crawl/Bsmt Height Basement Area:	Den 14 3 3 : Separate Finished	8' X 8' X X X X X X X Entry, Partly	1 4 Piece; Ensuite: N 2 3 Piece; Ensuite: N 3 3 Piece; Ensuite: N 4 4 Piece; Ensuite: N 5 6	X X X X X X X X X X X X X X X X X X X
lain F. Kitchen lain F. Bedroom lain F. Den bove Living Roo bove Kitchen elow Living Roo elow Kitchen loor Area (SqFt): nished Floor Up SqFt: nished Floor Down: nished Floor SqFt nfinished Floor:	17' X 11' X 11' X 8' X 0m 19' X 11' X 10m 13' X 15' X 1,100 450 1,100 :: 0 2,650	11' Below 11' 8' 9' 10' 8' Total # Rooms: # Kitchens: Finished Levels: Crawl/Bsmt Height	Den 14 3 3 :: Separate	8' X 8' X X X X X X X Entry, Partly	1 4 Piece; Ensuite: N 2 3 Piece; Ensuite: N 3 3 Piece; Ensuite: N 4 4 Piece; Ensuite: N 5	X X X X X X X X X X X X X X X X X X X
fain F. Kitchen fain F. Bedroom fain F. Den bove Living Roo bove Kitchen elow Living Roo elow Kitchen <u>loor Area (SqFt):</u> lain Floor Area SqFt: inished Floor Down: inished Floor Dsmt SqFt	$\begin{array}{c} 17' X \\ 11' X \\ 11' X \\ 11' X \\ 8' X \\ 0m \\ 19' X \\ 11' X \\ 15' X \\ 0m \\ 13' X \\ 15' X \\ 15' X \\ 1,100 \\ 450 \\ 1,100 \\ 1,100 \\ 0 \\ 2,650 \\ \hline \end{array}$	11' Below 11' 8' 9' 10' 8' Total # Rooms: # Kitchens: Finished Levels: Crawl/Bsmt Height Basement Area: Suite:	Den 14 3 3 :: Separate Finished Unauthori	8' X 8' X X X X X X X Entry, Partly	1 4 Piece; Ensuite: N 2 3 Piece; Ensuite: N 3 3 Piece; Ensuite: N 4 4 Piece; Ensuite: N 5 6 7	X X X X X X X X X X X X X X X X X X X



Vancouver East, Hastings East

Presented by: Nikki Cvitanovic **RE/MAX Select Realty** Cell: 778-926-6464 Email: <u>nikkic@remax.net</u> Website: <u>www.nikkicvit.ca</u>

MLS# V1053782



Residential Detached

3639 FRANKLIN ST, V5K 1Y7		IVILO# V	1053782		Active
	List Price:	\$894,900	Previous Price: Original Price:	\$894,900	
	Complex/Subdiv:	HASTINGS	FAST		
	Frontage: Depth/Size: Lot Area SqFt: Rear Yard Exp: Meas Type: Flood Plain:	33.00 ft 122 0 N Feet No	Bedrooms: Bathrooms: Full Baths: Half Baths: If New GST/HST In Zoning:	0	014-248-263 House/Single Family Yr Blt: 9999 ist Date: 999 \$4,138 (2013)
	View: Serv. Connected:		VIEWS FROM DIFFE Natural Gas, Sanita		Sewer, Water
Style of Home: Rancher/Bungalow w/B Construction: Frame - Wood Foundation: Concrete Perimeter Exterior: Brick, Stucco	smt.		Total Parking: Parking Access: Parking Facilities:	2 Lane Garage; Double	Covered Parking: 2
Rainscreen: Type of Roof: Asphalt	R/I Plumbing:		Dist to Public Trans: Possession:	NEARBY	Dist to School Bus: NEARBY
Renovations:CompletelyFlooring:HardwoodWater Supply:City/Municipal	Reno Year:		Title to Land: Seller's Interest: Mortgage Info:	Freehold NonSt Court Ordered \$0	
Heat/Fuel: Baseboard, Electric No. of Fireplaces: 1 Fireplace Fuel: Gas - Natural, Electric Outdoor Area: Balcony(s); Patio(s) or Pad Rental: Fixtures Leas: N Fixt Removed:	R/I Fireplaces: Deck(s), Fenced	Yard	Property Disclosure: Out Buildings:	N - COURT ORD	ERED SALE
Legal: PL VAP2029 LT 18 DL Amenities: Site Influences: Central Location, Golf C Features Incl:				oy, Shopping Nea	ırby, Ski Hill Nearby
FloorTypeDimensionsMain F.Kitchen12' X 1Main F.Eating Area20' X 1Main F.Great Room30' X 1Main F.Master Bedroom12' X 11Main F.Den10' X 1BelowKitchen10'6 X 9BelowLiving Room11' X 10BelowBedroom14' X 1BelowBedroom14' X 1BelowGffice11' X 10	0' Below 1' 1' 6 0' '6 0'	<u>Type</u> Bedroom	Dimensions 17' X 10' X X X X X X X X X X		rpe <u>Dimensions</u> X X X X X X X X X
Floor Area (SqFt): Main Floor Area SqFt: 1,165 Finished Floor Up SqFt: 0 Finished Floor Down: 1,165 Finished Floor Bsmt SqFt: 0 Tatal Fighted Floor Gst 2,220	Total # Rooms: # Kitchens: Finished Levels: Crawl/Bsmt Height	11 2 2 :		2 4 Piece; En 3 2 Piece; En 4 2 Piece; En	nsuite: N; Level: Main F. Isuite: N; Level: Below Isuite: N; Level: Above Isuite: N; Level: Below

Listing Broker(s): RE/MAX Crest Realty

2,330

2,330

0

Basement Area:

Suite:

House was completely renovated from top to bottom in 2005. Just move in. COmplete refit with interior wall location adjustments, roof, mechanical, perimeter drains, stucco, real hardwood flooring, kitchen, bathrooms & windows in 2005. Itwas designed with the great room concept. There is a legal 1 bedroom suite and extra rooms in the basement like a steam shower room, office, man cave and other things that make it really feel comfortable. Extra 500 sq ft is unfinished attic with staircase access. Centrally located close to Boundary and Hastings near all major transportation access points. North of Kootenay Loop. Tremendous shopping and amenities nearby. Home sits high on the block with wonderful views to south, west and north.

Full

Legal Suite

Total Finished Floor SqFt:

Grand Total Floor Area:

Unfinished Floor:

5 1 Piece; Ensuite: N; Level: Below

6

7

8



3840 ONTARIO ST, V5V 3G3

Vancouver East, Main

Presented by: Nikki Cvitanovic RE/MAX Select Realty Cell: 778-926-6464 Email: <u>nikkic@remax.net</u> Website: <u>www.nikkicvit.ca</u>



MLS# V1051078

	*	area	List Price:	\$1,340,000	O Previous Price: Original Price:	\$1,34	0,000	
			Complex/Subdiv: Frontage: Depth/Size: Lot Area SqFt:	40.00 ft 199.9 0	Bedrooms: Bathrooms: Full Baths:	3 2 2	PID: Type: Approx Vr Bit:	010-745-777 House/Single Famil 1943
			Rear Yard Exp: Meas Type: Flood Plain:	Feet No	Half Baths: If New GST/HST In Zoning:	0	Approx Yr Blt: Age at List Date: Taxes:	
	THE REAL		View: Serv. Connected:	Electricity, V	Water			
tyle of Home: onstruction: oundation:	Rancher/Bu Frame - Wo Concrete Pe	od	/Bsmt.		Total Parking: Parking Access: Parking Facilities:	2 Rear Other	Covered	d Parking: 2
xterior: ainscreen:	Stucco		R/I Plumbing:		Dist to Public Trans:	other	Dist to S	chool Bus:
ype of Roof: enovations:	Asphalt		Reno Year:		Possession: Title to Land:		d NonStrata	
ooring: /ater Supply: eat/Fuel:	Other City/Munici Natural Gas				Seller's Interest: Mortgage Info:	Court C \$0	ordered Sale	
o. of Fireplaces: replace Fuel: utdoor Area: ad Rental:	1 Wood None		R/I Fireplaces:		Property Disclosure: Out Buildings:	N - COU	IRT ORDERED S	ALE
	Ν							
ixtures Leas ixt Removed:	N							
xt Removed: egal: menities: te Influences:	N PL 7057 LT		L 630 LD 36 pping Nearby					
xt Removed: gal: nenities: te Influences: eatures Incl: <u>oor Type</u> ain F. Living ain F. Dinin	N PL 7057 LT Central Loca g Room	Dimensions 14' X 12' X	pping Nearby <u>Floor 1</u> 17'6 4'	<u>. VD6</u>	Dimensions X X	<u>Floor</u>	Туре	Dimensions X X
xt Removed: gal: nenities: te Influences: aatures Incl: <u>por Type</u> ain F. Living ain F. Dinin ain F. Kitch ain F. Bedro	N PL 7057 LT Central Loca g Room g	Dimensions 14' X 12' X 12' X	pping Nearby <u>Floor</u> <u>1</u> 17'6	<u>Ype</u>	X	Floor	Туре	X
xt Removed: egal: menities: te Influences: eatures Incl: oor <u>Type</u> lain F. Living lain F. Dinin lain F. Kitch lain F. Maste smt Recre smt Kitch	N PL 7057 LT Central Loca g Room ig ien oom er Bedroom eation Room ien	Dimensions 14' X 12' X 12' X 12' X 12' X 13'6 X 0' X 0' X	Pping Nearby Floor 1 17'6 4' 13' 9'6 8' 0' 0'	<u>-vpe</u>	× × × × × ×	Floor	Түре	X X X X X X X
xt Removed: gal: menities: te Influences: eatures Incl: <u>oor Type</u> ain F. Living ain F. Dinin ain F. Kitch ain F. Master smt Recreant smt Recreant smt Bedro smt Launt	N PL 7057 LT Central Loca g Room ig ien oom er Bedroom eation Room en oom dry	Dimensions 14' X 12' X 12' X 12' X 12' X 13'6 X 0' X	pping Nearby <u>Floor</u> <u>1</u> 17'6 4' 13' 9'6 8' 0'	<u>- үре</u>	X X X X X X	<u>Floor</u>	<u>Түре</u>	X X X X X X X
xt Removed: gal: menities: te Influences: eatures Incl: <u>oor</u> <u>Type</u> ain F. Living ain F. Dinin ain F. Kitch ain F. Master smt Recrea- smt Recrea- smt Strich smt Bedro smt Laune smt Other <u>oor Area (SqF</u> ain Floor Area Sc	N PL 7057 LT Central Loca g Room ig en oom er Bedroom eation Room en oom dry r <u>t):</u> gFt:	Dimensions 14' X 12' X 12' X 12' X 12' X 13'6 X 0' X 0' X 9'6 X 14'6 X 10' X 1,100	Pping Nearby Floor 1 17'6 4' 13' 9'6 8' 0' 0' 8' 14' 7' Total # Rooms:	10	× × × × × × ×	<u>Bathi</u> 1 4 F	<u>rooms</u> Piece; Ensuite: N	X X X X X X X X X X X X X X X X X X X
xt Removed: egal: menities: te Influences: eatures Incl: eatures Incl: eatu	N PL 7057 LT Central Loca g Room g g Room g en oom en en oom dry r <u>t):</u> aft: SqFt: /n:	Dimensions 14' X 12' X 12' X 12' X 13'6 X 0' X 0' X 9'6 X 14'6 X 10' X	Pping Nearby Floor 1 17'6 4' 13' 9'6 8' 0' 0' 8' 14' 7'	10 2 2	× × × × × × ×	<u>Bathi</u> 1 4 F	<u>rooms</u>	X X X X X X X X X X X X X X X X X X X
ixt Removed: egal: menities: ite Influences: eatures Incl: eatures Incl: eatures Incl: eatures Incl: eatures Incl: eatures Incl: eatures Incl: eatures Incl: eatures Incl: eatures Recre smt Recre smt Recre smt Recre smt Recre smt Recre smt Bedro smt Laune smt Other lain Floor Area (SqF eatures Recre smt Other lain Floor Area So inished Floor Dow inished Floor Bsm otal Finished Floor	N PL 7057 LT Central Loca g Room g en oom er Bedroom eation Room en oom dry r <u>t):</u> qFt: SqFt: yn: tsqFt:	Dimensions 14' X 12' X 12' X 12' X 13'6 X 0' X 0' X 9'6 X 14'6 X 10' X 1,100 0 500 1,600	pping Nearby	10 2 2 Partly Finis	X X X X X X X X X X	<u>Bathi</u> 1 4 F 2 4 F 3 4 5 6	<u>rooms</u> Piece; Ensuite: N	X X X X X X X X X X X X X X
ixt Removed: egal: menities: eatures Incl: eatures Incl: eatures Incl: lain F. Living lain F. Dinin lain F. Bedro lain F. Maste smt Recre smt Recre smt Bedro smt Laun	N PL 7057 LT Central Loca g Room g en oom er Bedroom eation Room en oom dry r t): afFt: SqFt: rn: tsqFt: r SqFt: Area:	Dimensions 14' X 12' X 12' X 12' X 12' X 13'6 X 0' X 9'6 X 14'6 X 10' X 1,100 0 500 1,600	pping Nearby Floor 1 17'6 4' 13' 9'6 8' 0' 0' 8' 14' 7' Total # Rooms: # Kitchens: Finished Levels: Crawl/Bsmt Height: Basement Area: Suite:	10 2 2 Partly Finis	X X X X X X X X X X X	<u>Bathi</u> 1 4 F 2 4 F 3 4 5	<u>rooms</u> Piece; Ensuite: N	X X X X X X X X X X X X X



4328 KNIGHT ST, V5N 3M5

Vancouver East, Knight

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MLS# V1018761

		List Price:	\$1,400,000	O Previous Price: Original Price:	\$1,400,000	D	
	Alternative and a second	Complex/Subdiv:	LAND ASSE	MBLY : ZONED M	ULTIPLE FAMI	LY	
The second		Frontage: Depth/Size: Lot Area SqFt:	50.99 ft 113 5,761	Bedrooms: Bathrooms: Full Baths:	4 PID: 2 Type 1 Appro		014-192-471 House/Single Famil 9999
		Rear Yard Exp:	5,701	Half Baths:		at List Date:	
		Meas Type: Flood Plain:	Feet	If New GST/HST In Zoning:	0		\$4,049 (2013)
		View: Serv. Connected	N : Community				
Style of Home:	2 Storey, Rancher/	Bungalow w/Bsmt.		Total Parking:		Covered	l Parking:
Construction:	Frame - Wood			Parking Access:	Lane		
oundation:	Concrete Perimete	r		Parking Facilities:	Other		
xterior:	Mixed						
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	WALKING	Dist to Se	chool Bus: WALKING
Type of Roof:	Other	_		Possession:			
Renovations:	Other	Reno Year:		Title to Land:	Freehold Nor		
looring:	Mixed			Seller's Interest:	Court Ordere	ed Sale	
Nater Supply:	City/Municipal			Mortgage Info:	\$ O		
leat/Fuel:	Other	D/L Fironiacoo	0	Proporty Disclosure:	Y		
No. of Fireplaces:	0 Other	R/I Fireplaces:	0	Property Disclosure:	Y		
ireplace Fuel: Outdoor Area:	None			Out Buildings:			
ad Rental:	None						
ixtures Leas	Ν						
Fixt Removed:	Ν	BLK 2 DL 352 LD 36					
Fixt Removed: Legal: Amenities: Site Influences: Features Incl:	Ν						
Fixt Removed: Legal: Amenities: Site Influences: Features Incl:	N PL VAP1909 LT 2 Lane Access, Shopp Dimensi	bing Nearby		Dimensions	Floor	Туре	Dimensions
ixt Removed: egal: menities: ite Influences: eatures Incl: iteor <u>Type</u>	N PL VAP1909 LT 2 Lane Access, Shopp Dimensi	bing Nearby		X	Floor	Туре	X
ixt Removed: egal: imenities: ite Influences: eatures Incl: loor <u>Type</u> Aain F. Living Aain F. Dining	N PL VAP1909 LT 2 Lane Access, Shopp g Room 10' g 10'	bing Nearby <u>ons Floor</u> X 10' X 10'		X X	Floor	Τγρε	X X
ixt Removed: egal: menities: ite Influences: eatures Incl: <u>loor Type</u> Aain F. Living Aain F. Dining Aain F. Kitch	N PL VAP1909 LT 2 Lane Access, Shopp g Room 10' g 10' en 10'	oing Nearby ons <u>Floor</u> X 10' X 10' X 10' X 10'		× × ×	Floor	Туре	X X X
ixt Removed: egal: imenities: ite Influences: eatures Incl: <u>loor Type</u> Aain F. Living Aain F. Dinin Aain F. Kitch Aain F. Bedro	N PL VAP1909 LT 2 Lane Access, Shopp g Room 10' g 10' en 10' poom 10'	oing Nearby ons <u>Floor</u> X 10' X 10' X 10' X 10' X 10'		X X X X	Floor	Туре	x x x x x
ixt Removed: egal: imenities: ite Influences: eatures Incl: Ioor Type Main F. Living Main F. Dining Main F. Bedro Main F. Bedro	N PL VAP1909 LT 2 Lane Access, Shopp g Room 10' g 10' en 10' com 10' com 10'	oing Nearby ons <u>Floor</u> X 10' X 10' X 10' X 10' X 10' X 10'		X X X X X	Floor	Туре	X X X X X X
ixt Removed: egal: imenities: iate Influences: eatures Incl: ioor <u>Type</u> Aain F. Living Aain F. Dining Aain F. Kitch Aain F. Bedro Aain F. Bedro	N PL VAP1909 LT 2 Lane Access, Shopp g Room 10' g 10' en 10' com 10' com 10' pom 10'	oing Nearby ons <u>Floor</u> X 10' X 10' X 10' X 10' X 10' X 10' X 10' X 10'		X X X X X X	Floor	Τγρε	X X X X X X X
Tixt Removed: Legal: Limenities: Lite Influences: Teatures Incl: Living Main F. Living Main F. Dining Main F. Bedro Main F. Bedro	N PL VAP1909 LT 2 Lane Access, Shopp g Room 10' g 10' en 10' com 10' com 10' com 10'	oing Nearby <u>ons Floor</u> X 10' X 10' X 10' X 10' X 10' X 10' X 10' X 10' X 10' X 10'		X X X X X X X	Floor	Τγρε	X X X X X X X X
ixt Removed: egal: imenities: iate Influences: eatures Incl: ioor <u>Type</u> Aain F. Living Aain F. Dining Aain F. Kitch Aain F. Bedro Aain F. Bedro	N PL VAP1909 LT 2 Lane Access, Shopp g Room 10' g 10' en 10' com 10' com 10' com 10' com 10' com 10'	oing Nearby <u>ons</u> <u>Floor</u> X 10' X		X X X X X X X X	<u>Floor</u>	Τγρε	X X X X X X X
ixt Removed: egal: menities: ite Influences: eatures Incl: loor <u>Type</u> Main F. Living Main F. Dining Main F. Kitch Main F. Bedro Main F. Bedro	N PL VAP1909 LT 2 Lane Access, Shopp g Room 10' g 10' en 10' com 10' com 10' com 10' com 10' nom 19'	oing Nearby <u>ons Floor</u> X 10' X 10' X 10' X 10' X 10' X 10' X 10' X 10' X 10' X 10'		X X X X X X X	<u>Floor</u>	Туре	X X X X X X X X
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ixt Removed: egal: menities: ite Influences: eatures Incl: loor <u>Type</u> Aain F. Living Aain F. Dining Aain F. Bedro Aain F. Bedro Aain F. Bedro bove Bedro bove Bedro bove Bedro bove Bedro	N PL VAP1909 LT 2 Lane Access, Shopy g Room 10' g 10' en 10' boom 10'	oing Nearby <u>ons</u> <u>Floor</u> X 10' X 10' X 10' X 10' X 10' X 10' X 10' X 10' X 10' X X 10' X 10'	<u>Түре</u> 7 1 2	X X X X X X X X X	Bathrooms 1 1 Piece;	<u>s</u> Ensuite: N	X X X X X X X X X X
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ixt Removed: egal: imenities: ite Influences: features Incl: loor Type Aain F. Living Aain F. Dining Aain F. Bedro Aain F. Bedro Aain F. Bedro Above Bedro bove Bedro	N PL VAP1909 LT 2 Lane Access, Shopp g Room 10' g 10' en 10' boom 10' com	oing Nearby <u>ons</u> <u>Floor</u> X 10' X 10' X 10' X 10' X 10' X 10' X 10' X 10' X 10' X X 10' X 10'	<u>Түре</u> 7 1 2	X X X X X X X X X	Bathrooms 1 1 Piece; 2 4 Piece; 3 4 5	<u>s</u> Ensuite: N	X X X X X X X X X I; Level: Main F.
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ixt Removed: egal: umenities: ite Influences: eatures Incl: ite Influences: dain F. Living Aain F. Dining Aain F. Bedro Aain F. Bedro Above Bedro bove Bedro bove Bedro inished Floor Area Sq inished Floor Dow inished Floor Bsm otal Finished Floor Infinished Floor:	N PL VAP1909 LT 2 Lane Access, Shopp g Room 10' g 10' en 10' com 10'	oing Nearby ons Floor X 10' X 10	<u>Түре</u> 7 1 2 t:	X X X X X X X X X	Bathrooms 1 1 Piece; 2 4 Piece; 3 4 5	<u>s</u> Ensuite: N	X X X X X X X X X I; Level: Main F.
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Vancouver East, Knight

Presented by: Nikki Cvitanovic RE/MAX Select Realty Cell: 778-926-6464 Email: <u>nikkic@remax.net</u> Website: <u>www.nikkicvit.ca</u>



MLS# V1018841

1340 KNIGH								
A.			List Price:	\$1,400,000	0 Previous Price: Original Price:	\$1,400,0	00	
G. Jik			Complex/Subdiv:	LAND ASSE	MBLY : ZONED M	ULTIPLE FA	MILY	
			Frontage: Depth/Size: Lot Area SqFt: Rear Yard Exp: Meas Type: Flood Plain:	50.99 ft 113 5,762 Feet	Bedrooms: Bathrooms: Full Baths: Half Baths: If New GST/HST In Zoning:	1 Ap 2 Ag	D: pe: prox Yr Blt: e at List Date: xes:	014-192-489 House/Single Fami 9999 999 \$4,053 (2013)
			View: Serv. Connected:	N Community				
yle of Home: onstruction: oundation:	Frame - Woo Concrete Pe	d	ngalow w/Bsmt.		Total Parking: Parking Access: Parking Facilities:	4 Lane Garage; Do		I Parking:
terior: ainscreen:	Mixed		R/I Plumbing:		Dist to Public Trans:	WALKING	Dist to S	chool Bus: WALKING
ype of Roof: enovations: ooring: ater Supply:	Asphalt Mixed City/Municip	bal	Reno Year:		Possession: Title to Land: Seller's Interest: Mortgage Info:	Freehold N Court Orde \$0		
eat/Fuel: o. of Fireplaces: replace Fuel: utdoor Area: ad Rental:	Forced Air 1 Wood None		R/I Fireplaces:		Property Disclosure: Out Buildings:	Y		
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ktures Leasi kt Removed: gal: nenities: te Influences: atures Incl: <u>por Type</u>	PL VAP1909 None Lane Access, Clothes Wash	, Shoppin her/Drye Dimensions	ng Nearby r/Fridge/Stove/DV <u>S Floor</u>		Dimensions	BLK 2 OF TH	IE S PT <u>Type</u>	Dimensions
ttures Leasi (t Removed: gal: nenities: e Influences: atures Incl: <u>por Type</u> ain F. Livin	PL VAP1909 None Lane Access, Clothes Wasi g Room	, Shoppin her/Drye <u>Dimensions</u> 20' X	ng Nearby r/Fridge/Stove/DV <u>5</u> <u>Floor</u> 12'	J	Dimensions X			X
ttures Leasi tt Removed: gal: e Influences: atures Incl: <u>por Type</u> ain F. Livin ain F. Kitch	PL VAP1909 None Lane Access, Clothes Wasi g Room Ien	, Shoppin her/Drye <u>Dimensions</u> 20' X 12' X	ng Nearby r/Fridge/Stove/DV <u>5 Floor</u> 12' 12'	J	Dimensions			
ttures Leasi (t Removed: gal: henities: e Influences: atures Incl: <u>por Type</u> ain F. Livin ain F. Kitch ain F. Dinin	PL VAP1909 None Lane Access, Clothes Wasi g Room Ien	, Shoppin her/Drye <u>Dimensions</u> 20' X	ng Nearby r/Fridge/Stove/DW <u>5 Floor</u> 12' 12' 12' 12' 11'	J	<u>Dimensions</u> X X			X X X X
ktures Leasi kt Removed: gal: nenities: te Influences: atures Incl: <u>por Type</u> ain F. Livin ain F. Kitch ain F. Dinin ain F. Mast ain F. Entra	PL VAP1909 None Lane Access, Clothes Wash g Room en en en en Bedroom ance Hall	, Shoppin her/Drye 20' X 12' X 10' X 11' X 5' X	ng Nearby r/Fridge/Stove/DW <u>5 Floor</u> 12' 12' 12' 12' 11' 4'	J	Dimensions X X X X X X X			× × × × ×
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xtures Leas xt Removed: gal: nenities: te Influences: atures Incl: oor Type ain F. Livin ain F. Mast ain F. Entra bove Bedr bove Bedr	PL VAP1909 None Lane Access, Clothes Wash g Room en en er Bedroom ance Hall oom	, Shoppin her/Drye 20' X 12' X 10' X 11' X 5' X	ng Nearby r/Fridge/Stove/DW <u>5 Floor</u> 12' 12' 12' 12' 11' 4'	J	Dimensions X X X X X X X			× × × × ×
xtures Leas xt Removed: egal: menities: te Influences: eatures Incl: eatures Incl: eatures Incl: eatures Incl lain F. Livin lain F. Dinin lain F. Mast lain F. Entra bove Bedr bove Bedr elow Recru	PL VAP1909 None Lane Access, Clothes Wash g Room en g g Room er Bedroom ance Hall oom oom eation Room r	Dimensions 20' X 12' X 10' X 10' X 5' X 10' X 10' X 10' X 25' X 6' X	g Nearby r/Fridge/Stove/DW 5 12' 12' 12' 12' 12' 11' 11' 11' 11' 12' 6'	J	Dimensions X X X X X X X X X X X X			X X X X X X X
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ixtures Leas ixt Removed: egal: imenities: ite Influences: eatures Incl: <u>loor Type</u> Main F. Livin Main F. Livin Main F. Mast Main F. Mast Main F. Mast Main F. Entra Nove Bedr Selow Bedr Selow Cthe Below Recro Below Cthe Below Cthe Below Laun <u>loor Area (SqF</u> Main Floor Area So inished Floor Dow inished Floor Dow inished Floor Berr otal Finished Floor:	PL VAP1909 None Lane Access, Clothes Wash g Room en 19 er Bedroom ance Hall oom oom eation Room r dry <u>t1:</u> qFt: SqFt: xn: t SqFt: xr 2	Shoppin her/Drye 20' X 12' X 10' X 11' X 5' X 10' X 25' X 6' X 10' X 1,100 900 0 900	ng Nearby r/Fridge/Stove/DW 25 <u>Floor</u> 12' 12' 12' 12' 11' 11' 11' 11' 12' 6' 10' Total # Rooms: # Kitchens: Finished Levels: Crawl/Bsmt Height	/ <u>Type</u> 10 1 3 :	Dimensions X X X X X X X X X X X X	Eloor Bathroon 1 4 Piec 2 2 Piec 3 1 Piec 4	<u>Type</u> <u>ms</u> e; Ensuite: N e; Ensuite: N	X X X X X X X X I; Level: Main F. I; Level: Above
ixtures Leas ixt Removed: egal: menities: ite Influences: eatures Incl: iteor Type Aain F. Livin Aain F. Livin Aain F. Dinin Aain F. Entra Above Bedr Above Bedr Below Recro	PL VAP1909 None Lane Access, Clothes Wash g Room en er Bedroom ance Hall oom oom eation Room r dry <u>(1):</u> qFt: sqFt: yn: nt SqFt: yr: Area:	Shoppin her/Drye 20' X 12' X 10' X 11' X 5' X 10' X 10' X 25' X 6' X 10' X 1,100 900 0 900 2,900	ng Nearby r/Fridge/Stove/DW 25 Floor 12' 12' 12' 12' 11' 11' 11' 11' 11' 12' 6' 10' Total # Rooms: # Kitchens: Finished Levels: Crawl/Bsmt Height Basement Area: Suite:	/ <u>Type</u> 10 1 3 : None	Dimensions X X X X X X X X X X X X	Floor Bathrood 1 4 Piec 2 2 Piec 3 1 Piec 4 5 6 7	<u>Type</u> <u>ms</u> e; Ensuite: N e; Ensuite: N	X X X X X X X X I; Level: Main F. I; Level: Above



4356 KNIGHT ST, V5N 3M5

Vancouver East, Knight

Presented by: Nikki Cvitanovic RE/MAX Select Realty Cell: 778-926-6464 Email: <u>nikkic@remax.net</u> Website: <u>www.nikkicvit.ca</u>



MLS# V1018848

			List Price:	\$1,400,000	O Previous Price: Original Price:	\$1,400,000	
		A	Complex/Subdiv:	LAND ASSE	MBLY : ZONED M		
المناقد		1					000 500 011
		1.6	Frontage:	50.99 ft	Bedrooms: Bathrooms:	4 PID:	009-590-811
			Depth/Size:	113		2 Type:	House/Single Famil
		STP.	Lot Area SqFt:	5,762	Full Baths:	2 Approx Yr Blt:	1947
			Rear Yard Exp:	- ·	Half Baths:	O Age at List Date:	
The second from the second			Meas Type:	Feet	If New GST/HST In		\$4,026 (2013)
			Flood Plain:		Zoning:	RM-IN	
2.			View:	N			
			Serv. Connected:	Community			
The second							
tyle of Home:	2 Storey, Ranc	her/Bunc	alow w/Bsmt		Total Parking:	2 Covere	d Parking: 2
onstruction:	Frame - Wood	ner/ Dung			Parking Access:	Lane	
oundation:	Concrete Perir	motor			Parking Facilities:	Other	
xterior:	Mixed	neter			r arking r acinties.	other	
ainscreen:	WIXeu		R/I Plumbing:		Dist to Public Trans:	WALKING Dist to S	chool Bus: WALKING
ype of Roof:	Asphalt		K/T Fluttibility.		Possession:	WALKING DISt to 3	CHOOLDUS: WAEKING
51	Asphan		Dono Voor			Freehold NonStrate	
Renovations: Flooring:	Mixed		Reno Year:		Title to Land: Seller's Interest:	Freehold NonStrata Court Ordered Sale	
0						\$0	
Vater Supply:	City/Municipal				Mortgage Info:	\$U	
leat/Fuel:	Electric		D/I Firenlasse		Dranarty Disalagura	X	
lo. of Fireplaces:	1 Wood		R/I Fireplaces:		Property Disclosure:	Y	
ireplace Fuel:					Out Buildings:		
Outdoor Area:	None						
ad Rental:							
ixtures Leas ixt Removed:	N N						
IXt Removed.	11						
_egal:	PL VAP1909 L	T 4 BLK 2	2 DL 352 LD 36 G	ROUP 1, EX	C THE W 7', NOW	ROAD, OF THE S PT OF	
Amenities:	None						
Site Influences:	Lane Access, S	hopping	Nearby				
eatures Incl:	Clothes Washe	r/Dryer/I	Fridge/Stove/DW				
			Floor	Гуре			
		nensions			Dimensions	<u>Floor</u> <u>Type</u>	Dimensions
lain F. Living	g Room 1	6'X 1	4'		X	<u>Floor</u> <u>Type</u>	X
Aain F. Living Aain F. Dining	g Room 1 g 1		4'		X X	<u>Floor Type</u>	X X
Main F. Living Main F. Dining	g Room 1 g 1	6'X 1	4'		× × ×	<u>Floor Type</u>	× × ×
Main F. Living Main F. Dining Main F. Kitche	g Room 1 g 1 en 1	6'X1 1'X8	4' .' 0'		X X	<u>Floor Type</u>	X X
Main F. Living Main F. Dining Main F. Kitche Main F. Bedro Main F. Bedro	g Room 1 g 1 en 1 oom 1 oom 1	6'X1 1'X8 0'X1 3'6X1 1'X10	4' '' 0' '7		X X X X X	<u>Floor Type</u>	X X X X X X
Main F. Living Main F. Dining Main F. Kitche Main F. Bedro Main F. Bedro	g Room 1 g 1 en 1 oom 1 oom 1	6'X1 1'X8 0'X1 3'6X1	4' '' 0' '7		X X X X	<u>Floor Type</u>	X X X X X X X
Main F. Living Main F. Dining Main F. Kitcho Main F. Bedro Main F. Bedro Below Living	g Room 1 g 1 en 1 oom 1 oom 1 g Room 1	6'X1 1'X8 0'X1 3'6X1 1'X10	4' 0' 0' '7 '3		X X X X X X X	<u>Floor Type</u>	× × × × × × × ×
Main F. Living Main F. Dining Main F. Kitcho Main F. Bedro Main F. Bedro Below Living Below Kitcho	g Room 1 g 1 en 1 oom 1 g Room 1 g Room 1 en 0	6' X 1 1' X 8 0' X 1 3'6 X 1 1' X 10 2'8 X 11	4' 0' 0' '7 '3		X X X X X X	<u>Floor Type</u>	X X X X X X X
Aain F. Living Aain F. Dining Aain F. Kitch Aain F. Bedro Aain F. Bedro Below Living Below Kitch Below Laung	g Room 1 g 1 en 1 boom 1 com 1 g Room 1 g Room 1 dry 0	6' X 1 1' X 8 0' X 1 3'6 X 1 1' X 10 2'8 X 11 9' X 8	4' 0' 0' '7 '3 ''		X X X X X X X	<u>Floor Type</u>	× × × × × × × ×
Main F. Living Main F. Dining Main F. Kitch Main F. Bedro Main F. Bedro Gelow Living Gelow Kitch Below Laung Below Bedro	g Room 1 g 1 en 1 som 1 5 oom 1 g Room 1 en 6 dry 6 soom 1	6' X 1 1' X 8 0' X 1 3'6 X 1 1' X 10 2'8 X 11 9' X 8 9' X 6	4' 0' 0' '7 '3 '' 0'		X X X X X X X X	<u>Floor</u> <u>Type</u>	× × × × × × × ×
Aain F. Living Aain F. Dining Aain F. Kitch Aain F. Bedro Aain F. Bedro Below Living Below Kitch Below Laung Below Bedro Below Bedro	g Room 1 g 1 en 1 boom 1 coom 1 g Room 1 g Room 1 dry 0 dry 0 boom 1 boom 9	6' X 1 1' X 8 0' X 1 3'6 X 1 1' X 10 2'8 X 11 9' X 8 9' X 6 4' X 1	4' 0' 0' '7 '3 '' 0'		× × × × × × × ×	<u>Floor</u> <u>Type</u> Bathrooms	× × × × × × × ×
Main F. Living Main F. Dining Main F. Kitch Main F. Bedro Main F. Bedro Gelow Living Gelow Living Gelow Laund Gelow Bedro Gelow Bedro Gelow Bedro	g Room 1 g 1 en 1 500m 1 g Room 1 g Room 1 en 6 dry 6 bom 1 500m 9 t):	6' X 1 1' X 8 0' X 1 3'6 X 1 1' X 10 2'8 X 11 9' X 8 9' X 6 4' X 1 0'5 X 8	4' 0' 0' '7 '3 '' '' 0' 3	10	× × × × × × × ×	Bathrooms	X X X X X X X X
Main F. Living Main F. Dining Main F. Kitch Main F. Bedro Main F. Bedro Main F. Bedro Main F. Bedro Main Bedro Main Floor Area Sq	g Room 1 g 1 en 1 500m 1 g Room 1 g Room 1 g Room 1 dry 0 dry 0 t <u>):</u> gFt: 1,0	6' X 1 1' X 8 0' X 1 3'6 X 1 1' X 10 2'8 X 11 9' X 8 9' X 6 4' X 1	4' 0' 0' '7 '3 '' 0' 3 Total # Rooms:	10 2	× × × × × × × ×	<u>Bathrooms</u> 1 10 Piece; Ensuite:	X X X X X X X X X X X X X X X X X X X
Main F. Living Main F. Dining Main F. Dining Main F. Bedro Main F. Bedro Below Living Below Kitch Below Bedro Below Bedro Below Bedro Toor Area (SgF Main Floor Area Sg inished Floor Up S	g Room 1 g 1 en 1 boom 1 g Room 1 g Room 1 g Room 1 en 6 dry 6 dry 6 boom 1 boom 9 <u>t):</u> [Ft: 1,6 SqFt: 1,6	6' X 1 1' X 8 0' X 1 3'6 X 1 1' X 10 2'8 X 11 9' X 8 9' X 8 9' X 6 4' X 1 2'5 X 8	4' 0' 0' '7 '3 '' 0' 3 Total # Rooms: # Kitchens:	2	× × × × × × × ×	Bathrooms	X X X X X X X X X X X X X X X X X X X
Main F. Living Main F. Dining Main F. Dining Main F. Bedro Main F. Bedro Main F. Bedro Main F. Bedro Main F. Bedro Main Sector Main Sector Main Floor Area Sq Main Floor Area Sq Main Floor Area Sq Main Floor Dow	g Room 1 g 1 en 1 bom 1 g Room 1 g Room 1 g Room 1 g Room 1 dry 0 dry 0 dry 0 t <u>):</u> t <u>):</u> t <u>1:</u> tFt: 1,0 SqFt: m: 1,0	6' X 1 1' X 8 0' X 1 3'6 X 1 1' X 10 2'8 X 11 9' X 8 9' X 6 4' X 1 0'5 X 8 050 050	4' '' 0' '' '' '' '' 0' '' 3 Total # Rooms: # Kitchens: Finished Levels:	2 2	× × × × × × × ×	<u>Bathrooms</u> 1 10 Piece; Ensuite: 2 3 Piece; Ensuite: N	X X X X X X X X X X X X X X X X X X X
Main F. Living Main F. Dining Main F. Dining Main F. Bedro Main F. Bedro Below Living Below Kitche Below Bedro Below Bedro Below Bedro Ioor Area (SqFi Main Floor Area Sq inished Floor Up S inished Floor Dow inished Floor Bsm	g Room 1 g 1 en 1 bom 1 bom 1 g Room 1 g Room 1 g Room 1 g Room 1 bom 9 t): ft: 1,0 gqFt: 1,0 gqFt: 1,0 t SqFt:	6' X 1 1' X 8 0' X 1 3'6 X 1 1' X 10 2'8 X 11 9' X 8 9' X 8 9' X 8 0'5 X 8 050 050 050 0	4' '' '' '' '' '' '' '' '' ''	2 2	× × × × × × × ×	Bathrooms 1 10 Piece; Ensuite: 2 3 Piece; Ensuite: N 3 4	X X X X X X X X X X X X X X X X X X X
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Main F. Living Main F. Dining Main F. Dining Main F. Bedro Main F. Bedro Below Living Below Kitche Below Bedro Below Bedro Below Bedro Dior Area (SgF1 Main Floor Area Sq inished Floor Up S inished Floor Dow inished Floor Dow inished Floor Dow inished Floor Dow inished Floor Dow	g Room 1 g 1 en 1 bom 1 bom 1 g Room 1 g Room 1 g Room 1 g Room 1 c en 6 dry 6 bom 9 <u>t):</u> yFt: 1,0 SqFt: 7,7 Area: 2,7	6' X 1 1' X 8 0' X 1 3'6 X 1 1' X 10 2'8 X 11 9' X 8 9' X 6 44' X 1 0'5 X 8 050 0 0 0 0 0 0 0 100	4' '' '' '' '' '' '' '' '' ''	2 2 Part	X X X X X X X X X X	Bathrooms 1 10 Piece; Ensuite: 2 3 Piece; Ensuite: N 3 4 5 6	X X X X X X X X X X X X X X X X X X X
Main F. Living Main F. Dining Main F. Kitch Main F. Bedro Main F. Bedro Below Living Below Kitch Below Laung Below Bedro	g Room 1 g 1 en 1 bom 1 bom 1 g Room 1 g Room 1 g Room 1 g Room 1 c en 6 dry 6 bom 9 <u>t):</u> yFt: 1,0 SqFt: 7,7 Area: 2,7	6' X 1 1' X 8 0' X 1 3'6 X 1 1' X 10 2'8 X 11 9' X 8 9' X 6 44' X 1 0'5 X 8 050 0 0 0 0 0 0 0 100	4' '' '' '' '' '' '' '' '' ''	2 2 Part	X X X X X X X X X X	Bathrooms 1 10 Piece; Ensuite: 2 3 Piece; Ensuite: N 3 4 5 6 7	X X X X X X X X X X X X X X X