



Presented by:  
**Nikki Cvitanovic**  
 RE/MAX Select Realty  
 Cell: 778-926-6464  
 Email: [nikkic@remax.net](mailto:nikkic@remax.net)  
 Website: [www.nikkicvit.ca](http://www.nikkicvit.ca)



Vancouver East, Mount Pleasant VE  
**794 E 12TH AV, V5T 2H9**

**MLS# V1054871**

Residential Detached  
**Active**



List Price: \$824,900 Previous Price:  
 Original Price: \$824,900

Complex/Subdiv:

Frontage: 33.00 ft	Bedrooms: 5	PID: 003-317-030
Depth/Size:	Bathrooms: 4	Type: House/Single Family
Lot Area SqFt: 4,026	Full Baths: 4	Approx Yr Blt: 1925
Rear Yard Exp: S	Half Baths: 0	Age at List Date: 89
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$3,957 (2013)
Flood Plain:	Zoning: RT-5	

View:  
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Style of Home: 3 Storey	Total Parking:	Covered Parking:
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: None	
Exterior: Mixed		
Rainscreen:	R/I Plumbing:	Dist to Public Trans: 1 BLK
Type of Roof: Asphalt		Dist to School Bus:
Renovations:	Reno Year:	Possession: TBN
Flooring: Mixed, Hardwood, Vinyl/Linoleum		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Court Ordered Sale
Heat/Fuel: Natural Gas		Mortgage Info:
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: N - Seller does not live there
Fireplace Fuel: Wood		Out Buildings:
Outdoor Area: Balcony(s); Patio(s) or Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL VAP348 LT 12 BLK 174 DL 264A LD 36 OF LOT A, & PL 1771.  
 Amenities:  
 Site Influences:  
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 13'	Below	Bedroom	11' X 10'			X
Main F.	Dining	14' X 10'	Below	Bedroom	10' X 10'			X
Main F.	Kitchen	17' X 12'	Below	Bedroom	9' X 10'			X
Main F.	Bedroom	11' X 11'	Below	Den	8' X 8'			X
Main F.	Bedroom	11' X 11'			X			X
Main F.	Den	8' X 8'			X			X
Above	Living Room	19' X 11'			X			X
Above	Kitchen	11' X 9'			X			X
Below	Living Room	13' X 10'			X			
Below	Kitchen	15' X 8'			X			

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt: 1,100	Total # Rooms: 14	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 450	# Kitchens: 3	2 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Down: 1,100	Finished Levels: 3	3 3 Piece; Ensuite: N; Level: Above
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4 4 Piece; Ensuite: N; Level: Below
Total Finished Floor SqFt: 2,650	Basement Area: Separate Entry, Partly Finished	5
	Suite: Unauthorized Suite	6
Unfinished Floor: 0		7
Grand Total Floor Area: 2,650		8

Listing Broker(s): RE/MAX Crest Realty, RE/MAX Crest Realty

Mt. Pleasant home in a central location. Bright corner lot. Home contains three separate revenue producing suites. Zoned RT-5. Strata Duplex potential here.



Presented by:  
**Nikki Cvitanovic**  
 RE/MAX Select Realty  
 Cell: 778-926-6464  
 Email: [nikkic@remax.net](mailto:nikkic@remax.net)  
 Website: [www.nikkicvit.ca](http://www.nikkicvit.ca)



Vancouver East, Hastings East

**MLS# V1053782**

Residential Detached

**3639 FRANKLIN ST, V5K 1Y7**

**Active**



List Price:	\$894,900	Previous Price:	
		Original Price:	\$894,900
Complex/Subdiv:	HASTINGS EAST		
Frontage:	33.00 ft	Bedrooms:	3
Depth/Size:	122	Bathrooms:	5
Lot Area SqFt:	0	Full Baths:	2
Rear Yard Exp:	N	Half Baths:	3
Meas Type:	Feet	If New GST/HST Incl:	No
Flood Plain:	No	Zoning:	RS-1
View:	Y - GREAT VIEWS FROM DIFFERENT PAR		
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
PID:	014-248-263	Type:	House/Single Family
Approx Yr Blt:	9999	Age at List Date:	999
Taxes:	\$4,138 (2013)		

Style of Home:	Rancher/Bungalow w/Bsmt.		Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood		Parking Access:	Lane		
Foundation:	Concrete Perimeter		Parking Facilities:	Garage; Double		
Exterior:	Brick, Stucco					
Rainscreen:		R/I Plumbing:	Dist to Public Trans:	NEARBY	Dist to School Bus:	NEARBY
Type of Roof:	Asphalt		Possession:			
Renovations:	Completely	Reno Year:	Title to Land:	Freehold NonStrata		
Flooring:	Hardwood		Seller's Interest:	Court Ordered Sale		
Water Supply:	City/Municipal		Mortgage Info:	\$0		
Heat/Fuel:	Baseboard, Electric					
No. of Fireplaces:	1	R/I Fireplaces:	Property Disclosure:	N - COURT ORDERED SALE		
Fireplace Fuel:	Gas - Natural, Electric		Out Buildings:			
Outdoor Area:	Balcony(s); Patio(s) or Deck(s), Fenced Yard					
Pad Rental:						
Fixtures Leas:	N					
Fixt Removed:						

Legal:	PL VAP2029 LT 18 DL THSL LD 36 GROUP 1, OF LOT 45.
Amenities:	
Site Influences:	Central Location, Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby, Ski Hill Nearby
Features Incl:	

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	12' X 10'	Below	Bedroom	17' X 10'			X
Main F.	Eating Area	20' X 11'			X			X
Main F.	Great Room	30' X 11'			X			X
Main F.	Master Bedroom	12' X 11'6"			X			X
Main F.	Den	10' X 10'			X			X
Below	Kitchen	10'6" X 9'			X			X
Below	Living Room	11' X 10'6"			X			X
Below	Laundry	6' X 6'			X			X
Below	Bedroom	14' X 10'			X			
Below	Office	11' X 10'			X			

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	11	<b>Bathrooms</b>	1 4 Piece; Ensuite: N; Level: Main F.
Main Floor Area SqFt:	1,165	# Kitchens:	2		2 4 Piece; Ensuite: N; Level: Below
Finished Floor Up SqFt:	0	Finished Levels:	2		3 2 Piece; Ensuite: N; Level: Above
Finished Floor Down:	1,165	Crawl/Bsmt Height:			4 2 Piece; Ensuite: N; Level: Below
Finished Floor Bsmt SqFt:	0	Basement Area:	Full		5 1 Piece; Ensuite: N; Level: Below
Total Finished Floor SqFt:	2,330				6
		Suite:	Legal Suite		7
Unfinished Floor:	0				8
Grand Total Floor Area:	2,330				

Listing Broker(s): RE/MAX Crest Realty

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. It was 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.



Presented by:  
**Nikki Cvitanovic**  
 RE/MAX Select Realty  
 Cell: 778-926-6464  
 Email: [nikkic@remax.net](mailto:nikkic@remax.net)  
 Website: [www.nikkicvit.ca](http://www.nikkicvit.ca)



Vancouver East, Main

**MLS# V1051078**

Residential Detached

**3840 ONTARIO ST, V5V 3G3**

**Active**



List Price:	\$1,340,000	Previous Price:	
		Original Price:	\$1,340,000
Complex/Subdiv:			
Frontage:	40.00 ft	Bedrooms:	3
Depth/Size:	199.9	Bathrooms:	2
Lot Area SqFt:	0	Full Baths:	2
Rear Yard Exp:		Half Baths:	0
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:	No	Zoning:	RS7
View:			
Serv. Connected:	Electricity, Water		
PID:	010-745-777	Type:	House/Single Family
Approx Yr Blt:	1943	Age at List Date:	71
Taxes:	\$7,625 (2013)		

Style of Home:	Rancher/Bungalow w/Bsmt.	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Rear		
Foundation:	Concrete Perimeter	Parking Facilities:	Other		
Exterior:	Stucco				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	
Type of Roof:	Asphalt			Possession:	
Renovations:		Reno Year:		Title to Land:	Freehold NonStrata
Flooring:	Other			Seller's Interest:	Court Ordered Sale
Water Supply:	City/Municipal			Mortgage Info:	\$0
Heat/Fuel:	Natural Gas				
No. of Fireplaces:	1	R/I Fireplaces:		Property Disclosure:	N - COURT ORDERED SALE
Fireplace Fuel:	Wood			Out Buildings:	
Outdoor Area:	None				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL 7057 LT A BL 3 DL 630 LD 36  
 Amenities:  
 Site Influences: Central Location, Shopping Nearby  
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 17'6			X			X
Main F.	Dining	12' X 4'			X			X
Main F.	Kitchen	12' X 13'			X			X
Main F.	Bedroom	12' X 9'6			X			X
Main F.	Master Bedroom	13'6 X 8'			X			X
Bsmt	Recreation Room	0' X 0'			X			X
Bsmt	Kitchen	0' X 0'			X			X
Bsmt	Bedroom	9'6 X 8'			X			X
Bsmt	Laundry	14'6 X 14'			X			
Bsmt	Other	10' X 7'			X			

<u>Floor Area (SqFt):</u>		<u>Bathrooms</u>	
Main Floor Area SqFt:	1,100	Total # Rooms:	10
Finished Floor Up SqFt:	0	# Kitchens:	2
Finished Floor Down:	0	Finished Levels:	2
Finished Floor Bsmt SqFt:	500	Crawl/Bsmt Height:	4
Total Finished Floor SqFt:	1,600	Basement Area:	Partly Finished
			5
			6
Unfinished Floor:	0	Suite:	Legal Suite, Unauthorized
Grand Total Floor Area:	1,600		7
			8

Listing Broker(s): Royal Pacific Realty Corp.

40' x 199.9', A large lot. Good opportunity to renovate or build a dream house. This is a foreclosure sale. Sold as is and where is. Tenant occupied. Government assessment value is \$1,769,000.



Presented by:  
**Nikki Cvitanovic**  
 RE/MAX Select Realty  
 Cell: 778-926-6464  
 Email: [nikkic@remax.net](mailto:nikkic@remax.net)  
 Website: [www.nikkicvit.ca](http://www.nikkicvit.ca)



Vancouver East, Knight  
**4328 KNIGHT ST, V5N 3M5**

**MLS# V1018761**

Residential Detached  
**Active**



List Price: \$1,400,000 Previous Price:  
 Original Price: \$1,400,000  
 Complex/Subdiv: LAND ASSEMBLY : ZONED MULTIPLE FAMILY  
 Frontage: 50.99 ft Bedrooms: 4 PID: 014-192-471  
 Depth/Size: 113 Bathrooms: 2 Type: House/Single Family  
 Lot Area SqFt: 5,761 Full Baths: 1 Approx Yr Blt: 9999  
 Rear Yard Exp: Half Baths: 1 Age at List Date: 999  
 Meas Type: Feet If New GST/HST Incl: Taxes: \$4,049 (2013)  
 Flood Plain: Zoning: RM-1N  
 View: N  
 Serv. Connected: Community

Style of Home:	2 Storey, Rancher/Bungalow w/Bsmt.	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	Lane
Foundation:	Concrete Perimeter	Parking Facilities:	Other
Exterior:	Mixed		
Rainscreen:		R/I Plumbing:	Dist to Public Trans: WALKING Dist to School Bus: WALKING
Type of Roof:	Other	Possession:	
Renovations:	Other	Title to Land:	Freehold NonStrata
Flooring:	Mixed	Seller's Interest:	Court Ordered Sale
Water Supply:	City/Municipal	Mortgage Info:	\$0
Heat/Fuel:	Other		
No. of Fireplaces:	0	R/I Fireplaces:	0
Fireplace Fuel:	Other	Property Disclosure:	Y
Outdoor Area:	None	Out Buildings:	
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:	N		

Legal: PL VAP1909 LT 2 BLK 2 DL 352 LD 36  
 Amenities:  
 Site Influences: Lane Access, Shopping Nearby  
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	10' X 10'			X			X
Main F.	Dining	10' X 10'			X			X
Main F.	Kitchen	10' X 10'			X			X
Main F.	Bedroom	10' X 10'			X			X
Main F.	Bedroom	10' X 10'			X			X
Above	Bedroom	19' X 10'			X			X
Above	Bedroom	10' X 10'			X			X
		X			X			X
		X			X			X
		X			X			X

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt:	1,100	1 1 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	900	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Down:	0	3
Finished Floor Bsmt SqFt:	0	4
Total Finished Floor SqFt:	2,000	5
		6
Unfinished Floor:	0	7
Grand Total Floor Area:	2,000	8

Listing Broker(s): Royal Pacific Riverside Realty

Land Assembly, 4328, 4340, 4356 to be sold together. Total asking price for the 3 properties \$4,200,000. ZONED; MULTIPLE FAMILY DWELLING RM-1 & RM-1N. Assembly plan to build 15 town homes. Offers approved by Court Order followed with a schedule A. Home's sold as is where is VENDOR ABLE TO FINANCE PROJECT



Presented by:  
**Nikki Cvitanovic**  
 RE/MAX Select Realty  
 Cell: 778-926-6464  
 Email: [nikkic@remax.net](mailto:nikkic@remax.net)  
 Website: [www.nikkicvit.ca](http://www.nikkicvit.ca)



Vancouver East, Knight  
**4340 KNIGHT ST, V5N 3M5**

**MLS# V1018841**

Residential Detached  
**Active**



List Price: \$1,400,000 Previous Price:  
 Original Price: \$1,400,000  
 Complex/Subdiv: LAND ASSEMBLY : ZONED MULTIPLE FAMILY  
 Frontage: 50.99 ft Bedrooms: 3 PID: 014-192-489  
 Depth/Size: 113 Bathrooms: 3 Type: House/Single Family  
 Lot Area SqFt: 5,762 Full Baths: 1 Approx Yr Blt: 9999  
 Rear Yard Exp: Half Baths: 2 Age at List Date: 999  
 Meas Type: Feet If New GST/HST Incl: Taxes: \$4,053 (2013)  
 Flood Plain: Zoning: RM-1N  
 View: N  
 Serv. Connected: Community

Style of Home:	2 Storey, Rancher/Bungalow w/Bsmt.	Total Parking:	4	Covered Parking:	
Construction:	Frame - Wood	Parking Access:	Lane		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Mixed				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	WALKING
Type of Roof:	Asphalt			Dist to School Bus:	WALKING
Renovations:		Reno Year:		Possession:	
Flooring:	Mixed			Title to Land:	Freehold NonStrata
Water Supply:	City/Municipal			Seller's Interest:	Court Ordered Sale
Heat/Fuel:	Forced Air			Mortgage Info:	\$0
No. of Fireplaces:	1	R/I Fireplaces:		Property Disclosure:	Y
Fireplace Fuel:	Wood			Out Buildings:	
Outdoor Area:	None				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:					

Legal: PL VAP1909 LT 3 DL 352 LD 36 GROUP 1, EXC THE W 7' NOW LANE, BLK 2 OF THE S PT  
 Amenities: None  
 Site Influences: Lane Access, Shopping Nearby  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	20' X 12'			X			X
Main F.	Kitchen	12' X 12'			X			X
Main F.	Dining	10' X 12'			X			X
Main F.	Master Bedroom	11' X 11'			X			X
Main F.	Entrance Hall	5' X 4'			X			X
Above	Bedroom	10' X 11'			X			X
Above	Bedroom	10' X 11'			X			X
Below	Recreation Room	25' X 12'			X			X
Below	Other	6' X 6'			X			
Below	Laundry	10' X 10'			X			

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	10	<b>Bathrooms</b>	
Main Floor Area SqFt:	1,100	# Kitchens:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	900	Finished Levels:	3	2	2 Piece; Ensuite: N; Level: Above
Finished Floor Down:	0	Crawl/Bsmt Height:		3	1 Piece; Ensuite: N; Level: Bsmt
Finished Floor Bsmt SqFt:	900	Basement Area:	None	4	
Total Finished Floor SqFt:	2,900			5	
		Suite:	None	6	
Unfinished Floor:	0			7	
Grand Total Floor Area:	2,900			8	

Listing Broker(s): Royal Pacific Riverside Realty

Land Assembly, 4328, 4340, 4356 to be sold together. Total asking price for the 3 properties \$4,200,000. ZONED; MULTIPLE FAMILY DWELLING RM-1 & RM-1N. Assembly plan to build 15 town homes. Offers approved by Court Order followed with a schedule A. Home's sold as is where is VENDOR ABLE TO FINANCE PROJECT



Presented by:  
**Nikki Cvitanovic**  
 RE/MAX Select Realty  
 Cell: 778-926-6464  
 Email: [nikkic@remax.net](mailto:nikkic@remax.net)  
 Website: [www.nikkicvit.ca](http://www.nikkicvit.ca)



Vancouver East, Knight  
**4356 KNIGHT ST, V5N 3M5**

**MLS# V1018848**

Residential Detached  
**Active**



List Price: \$1,400,000 Previous Price:  
 Original Price: \$1,400,000

Complex/Subdiv: LAND ASSEMBLY : ZONED MULTIPLE FAMILY

Frontage: 50.99 ft Bedrooms: 4 PID: 009-590-811  
 Depth/Size: 113 Bathrooms: 2 Type: House/Single Family  
 Lot Area SqFt: 5,762 Full Baths: 2 Approx Yr Blt: 1947  
 Rear Yard Exp: Half Baths: 0 Age at List Date: 66  
 Meas Type: Feet If New GST/HST Incl: Taxes: \$4,026 (2013)  
 Flood Plain: Zoning: RM-1N

View: N  
 Serv. Connected: Community

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

Legal: PL VAP1909 LT 4 BLK 2 DL 352 LD 36 GROUP 1, EXC THE W 7', NOW ROAD, OF THE S PT OF  
 Amenities: None  
 Site Influences: Lane Access, Shopping Nearby  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 14'			X			X
Main F.	Dining	11' X 8'			X			X
Main F.	Kitchen	10' X 10'			X			X
Main F.	Bedroom	13'6 X 10'			X			X
Main F.	Bedroom	11' X 10'7			X			X
Below	Living Room	12'8 X 11'3			X			X
Below	Kitchen	9' X 8'			X			X
Below	Laundry	9' X 6'			X			X
Below	Bedroom	14' X 10'			X			
Below	Bedroom	9'5 X 8'3			X			

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt:	1,050	1 10 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	2 3 Piece; Ensuite: N; Level: Below
Finished Floor Down:	1,050	3
Finished Floor Bsmt SqFt:	0	4
Total Finished Floor SqFt:	2,100	5
		6
Unfinished Floor:	0	7
Grand Total Floor Area:	2,100	8

Total # Rooms: 10  
 # Kitchens: 2  
 Finished Levels: 2  
 Crawl/Bsmt Height: 4  
 Basement Area: Part  
 Suite: Unauthorized Suite

Listing Broker(s): Royal Pacific Riverside Realty

Land Assembly, 4328, 4340, 4356 to be sold together. Total asking price for the 3 properties \$4,200,000. ZONED; MULTIPLE FAMILY DWELLING RM-1 & RM-1N. Assembly plan to build 15 town homes. Offers approved by Court Order followed with a schedule A. Home's sold as is where is VENDOR ABLE TO FINANCE PROJECT