

Vancouver East, Mount Pleasant VE
617 UNION ST, V6A 2C1

MLS# V1099178

Residential Detached
Active



List Price: \$930,880
List Date: 13-Jan-15
Days on Mkt: 92
Expiry Date: 31-Jul-15
Complex/Subdiv: MOUNT PLEASANT
Previous Price: \$939,900
Original Price: \$939,900
Meas Type: Feet
Depth/Size: 122
Lot Area SqFt: 0
Rear Yard Exp:
Flood Plain:
View:
Serv Connected: Electricity, Natural Gas, Water,
Frontage: 25.00 ft
Frontage Metric: 0.000
Bedrooms: 4
Bathrooms: 2
Full Baths: 1
Half Baths: 1
If New GST/HST Incl:
PID: 015-575-713
Approx Yr Blt: 1901
Age at List Date: 114
Type: House/Single Family
Zoning: RT3
Taxes: \$4,281 (2013)
Tax Incl Utilities: No

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

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
Municipal Charges:
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
		X			X			X

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

Listing Broker 1: RE/MAX Select Properties
Listing Sales Rep 1: Lay La Yang PREC* laylayang@remax.net
Listing Sales Rep(s):
Listing Broker 2:
Selling Broker(s):
Selling Sales Rep(s):
Owner: S. HO
Commission: 3.255% ON 1ST \$100,000 & 1.1625% ON BALANCE
604-737-8865
604-779-6666
Appointments: Phone Other
For Appts Call: TEXT or call Joyce Chan
Appointment Ph: 778-885-5085
Occupancy: Vacant

Realtor Remarks: It is court order sale and need 72 hours or longer for the offer to be accepted. Sold as it is. Stove and refridgerator included. Please see the attachment of court summary sheet. No oil tank found, certificate available.

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.



Presented by:
Mylyne Santos-Precioso
 Keller Williams Black Diamond
 Phone: (604) 723-2000
 Email: info@mylyne.com
 Website: www.mylyne.com

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 Lot Area SqFt: 0 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 Dist to School Bus: 3 BLKS
 Type of Roof: Asphalt Possession:
 Renovations: Partly Reno Year: 2005 Title to Land: Freehold NonStrata
 Flooring: Wall/Wall/Mixed Seller's Interest: Court Ordered Sale
 Water Supply: City/Municipal Mortgage Info: \$0
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 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

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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
		X			X			X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt:	952	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	285	2 4 Piece; Ensuite: N; Level: Above
Finished Floor Down:	0	3
Finished Floor Bsmt SqFt:	0	4
Total Finished Floor SqFt:	1,237	5
		6
Unfinished Floor:	0	7
Grand Total Floor Area:	1,237	8

Total # Rooms: 7
 # Kitchens: 1
 Finished Levels: 2
 Crawl/Bsmt Height:
 Basement Area: None
 Suite:

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.