

Presented by:
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Vancouver East, Knight
4832 KNIGHT ST, V5N 3N4

MLS# V1102695

Residential Detached

Active



List Price: \$699,000

Complex/Subdiv:

Frontage:	33.00 ft	Bedrooms:	4	PID:	008-304-351
Depth/Size:	119	Bathrooms:	2	Type:	House/Single Family
Lot Area SqFt:	0.00	Full Baths:	2	Approx Yr Blt:	1951
Rear Yard Exp:	E	Half Baths:	0	Age at List Date:	64
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$3,608 (2014)
Flood Plain:		Zoning:	RS-1		

View:

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

Style of Home:	2 Storey	Total Parking:	2	Covered Parking:	1
Construction:	Other	Parking Access:	Rear		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Single		
Exterior:	Stucco				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	1
Type of Roof:	Asphalt			Dist to School Bus:	
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:	0	R/I Fireplaces:		Property Disclosure:	Y
Fireplace Fuel:				Out Buildings:	
Outdoor Area:	Fenced Yard				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:					

Legal: PL VAP2571 LT 5 BLK 7 DL 705 LD 36 THE W 7' & EXC PL BCP45918.
 Amenities:
 Site Influences: Central Location
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	10' X 10'			X			X
Main F.	Kitchen	8' X 8'			X			X
Main F.	Bedroom	10' X 9'			X			X
Main F.	Bedroom	9' X 8'			X			X
Bsmt	Living Room	10' X 10'			X			X
Bsmt	Kitchen	8' X 6'			X			X
Bsmt	Bedroom	9' X 9'			X			X
Bsmt	Bedroom	8' X 8'			X			X
		X			X			
		X			X			

Floor Area (SqFt):		Total # Rooms:	8	Bathrooms	
Main Floor Area SqFt:	800	# Kitchens:	2	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	Finished Levels:	2	2	4 Piece; Ensuite: N; Level: Bsmt
Finished Floor Down:	0	Crawl/Bsmt Height:		3	
Finished Floor Bsmt SqFt:	800	Basement Area:	Fully Finished	4	
Total Finished Floor SqFt:	1,600			5	
				6	
Unfinished Floor:	0	Suite:		7	
Grand Total Floor Area:	1,600			8	

Listing Broker(s): Bel-Air Realty Group Ltd., Bel-Air Realty Group Ltd.

Attention builders & investors! Mostly land value. 2 bedrooms up plus 2 bedrooms down. 2 bathrooms. Conveniently located close to bus, shopping and restaurants. Don't wait!

Tax Report - 4832 KNIGHT Street
Record Updated - 12/11/2014

Jurisdiction	200-VANCOUVER - CITY OF	Roll Number	019230728320000	Property ID	008-304-351
Property Addr	4832 KNIGHT ST				
Municipality	VA-CITY OF VANCOUVER	Board Code	V		
Neighborhood	019-KNIGHT				
Area	VVE-Vancouver East				
Sub Area	VVEKN-Knight			More PID's	
Gross Taxes	\$3608.07	(2014)		Water Conn	
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address

** NOT AVAILABLE **

Owner(s) 2 Name & Address

C/O WYNFORD REALTY GROUP LTD
815-1200 73RD AVE W
VANCOUVER BC
V6P 6G5

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
VAP2571	5	7	705	36				
Legal Description	PL VAP2571 LT 5 BLK 7 DL 705 LD 36 THE W 7' & EXC PL BCP45918.							

Land & Building Information

Width	33	Depth	119.78	Lot Size	FEET
Land Use				Actual Use	SIN FAM DWLL BSEMNT SUITE
BCA Description	1 ST SFD AFTER 1930 STANDARD			Zoning	RS-1 ONE FAMILY DWELLING

BCAA Data Updated - 03/04/14

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$565,000	Gross Land	\$565,000	Gross Land	\$565,000
Improvement	\$23,700	Gross Improve	\$23,700	Gross Improve	\$23,700
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$588,700	Municipal Total	\$588,700	School Total	\$588,700

Sale History Information

Date	Price	Document #	Type of Sales Transaction
09/02/2010	\$0	BB1184395	REJECT NOT SUITED SALE ANALYSIS
08/19/2010	\$357,600	BB1691854	REJECT NOT SUITED SALE ANALYSIS
08/25/1987	\$101,000	R87833	IMPRV SINGLE PROP CASH TRANSAC

Tax Detail View The enclosed information while deemed to be correct is not guaranteed. 02/17/15 2:36 PM

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

MLS# V1099178

Residential Detached
Active



List Price: \$939,900

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
		X			X			X

Floor Area (SqFt):		Bathrooms
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.

Tax Report - 617 UNION Street
Record Updated - 12/11/2014

Jurisdiction	200-VANCOUVER - CITY OF	Roll Number	013598198170000	Property ID	015-575-713
Property Addr	617 UNION ST				
Municipality	VA-CITY OF VANCOUVER	Board Code	V		
Neighborhood	013-MOUNT PLEASANT				
Area	VVE-Vancouver East				
Sub Area	VVEMP-Mount Pleasant VE			More PID's	
Gross Taxes	\$3952.86	(2014)		Water Conn	
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address	Owner(s) 2 Name & Address
HO KING C	
HO SAU Y	
617 UNION ST	
VANCOUVER BC	
V6A 2C1	

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
VAP196	29	91	196	36				
Legal Description	PL VAP196 LT 29 BLK 91 DL 196 LD 36							

Land & Building Information

Width	25	Depth	122	Lot Size	FEET
Land Use				Actual Use	SINGLE FAMILY DWELLING
BCA Description	1.5 ST SFD BEFORE 1930 FAIR			Zoning	RT-3 TWO FAMILY DWELLING
BCAA Data Updated - 03/04/14					

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$724,000	Gross Land	\$724,000	Gross Land	\$724,000
Improvement	\$37,200	Gross Improve	\$37,200	Gross Improve	\$37,200
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$761,200	Municipal Total	\$761,200	School Total	\$761,200

Sale History Information

Date	Price	Document #	Type of Sales Transaction
01/15/1978	\$34,500	F651L	IMPRV SINGLE PROP CASH TRANSAC

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Vancouver East, Knight
6348 LANARK ST, V5P 2Z1

MLS# V1102948

Residential Detached
Active



List Price: \$1,100,000

Complex/Subdiv: KNIGHT

Frontage:	33.00 ft	Bedrooms:	5	PID:	013-641-123
Depth/Size:	122	Bathrooms:	4	Type:	House/Single Family
Lot Area SqFt:	4026.00	Full Baths:	4	Approx Yr Blt:	1995
Rear Yard Exp:	E	Half Baths:	0	Age at List Date:	20
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$4,602 (2014)
Flood Plain:		Zoning:	RS		
View:	Y - WEST VIEW OF OVER PARK				
Serv. Connected:	Community, Electricity, Natural Gas, Water				

Style of Home:	3 Storey, 2 Storey w/Bsmt.	Total Parking:	3	Covered Parking:	2
Construction:	Frame - Wood, Brick	Parking Access:	Lane		
Foundation:	Concrete Perimeter	Parking Facilities:	Det.Grge/Carport, Garage; Double, Open		
Exterior:	Brick, Mixed, Stucco				
Rainscreen:		R/I Plumbing:		Dist to School Bus:	ACROSS
Type of Roof:	Tile - Concrete	Possession:			
Renovations:		Title to Land:	Freehold NonStrata		
Flooring:	Laminate, Mixed, Tile	Seller's Interest:	Court Ordered Sale		
Water Supply:	City/Municipal	Mortgage Info:	\$0		
Heat/Fuel:	Radiant, Natural Gas				
No. of Fireplaces:	2	R/I Fireplaces:		Property Disclosure:	Y
Fireplace Fuel:	Gas - Natural	Out Buildings:			
Outdoor Area:	Balcony(s); Patio(s) or Deck(s), Fenced Yard				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:					

Legal: PL VAP2551 LT 4 BLK 2 LD 36 HLF, GROUP 1.
 Amenities: Garden, In Suite Laundry, Storage
 Site Influences: Central Location, Recreation Nearby, Shopping Nearby
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 12'4	Below	Bedroom	12' X 9'			X
Main F.	Dining	9'8 X 9'	Below	Recreation Room	20' X 10'			X
Main F.	Kitchen	9'8 X 9'	Below	Laundry	10' X 8'			X
Main F.	Family Room	13'4 X 11'4						X
Main F.	Flex Room	10' X 9'						X
Main F.	Nook	10' X 8'						X
Above	Master Bedroom	14' X 13'						X
Above	Bedroom	12' X 11'						X
Above	Bedroom	11' X 11'						
Above	Bedroom	10' X 9'						

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	970	1	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	889	2	5 Piece; Ensuite: Y; Level: Above
Finished Floor Down:	600	3	4 Piece; Ensuite: N; Level: Above
Finished Floor Bsmt SqFt:	0	4	4 Piece; Ensuite: N; Level: Below
Total Finished Floor SqFt:	2,459	5	
		6	
Unfinished Floor:	0	7	
Grand Total Floor Area:	2,459	8	

Total # Rooms: 13
 # Kitchens: 1
 Finished Levels: 3
 Crawl/Bsmt Height: 4'5 8'2
 Basement Area: Full, Fully Finished, Separate Entry
 Suite:

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

Situated directly over a park & located just steps to Fleming Elementary school is this Vancouver family home spread over 3 levels with 4 bedrooms on top floor & 1 bedroom possible suite with separate entrance below. Interior is over 2400 SF on a 33x122 lot with 2 car garage & 1 open carport spot. Steps to transit & easy access to Richmond & Vancouver. Schools: Fleming Elementary, David Thompson Secondary (English) and James Douglas, Laura Secord & Winston Churchill (French Immersion) 24 hours notice for showings a must. Next Showing Feb. 21 Saturday 1-2pm

Tax Report - 6348 LANARK Street
Record Updated - 12/11/2014

Jurisdiction	200-VANCOUVER - CITY OF	Roll Number	019231765320000	Property ID	013-641-123
Property Addr	6348 LANARK ST				
Municipality	VA-CITY OF VANCOUVER	Board Code	V		
Neighborhood	019-KNIGHT				
Area	VVE-Vancouver East				
Sub Area	VVEKN-Knight			More PID's	
Gross Taxes	\$4601.88	(2014)		Water Conn	
Tax Amount Updated - 12/11/14					

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address	Owner(s) 2 Name & Address
** NOT AVAILABLE **	

6348 LANARK ST
VANCOUVER BC

V5P 2Z1

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
VAP2551	4	2		36				
Legal Description	PL VAP2551 LT 4 BLK 2 LD 36 HLF, Group 1.							

Land & Building Information

Width	33	Depth	122.1	Lot Size	FEET
Land Use				Actual Use	SINGLE FAMILY DWELLING
BCA Description	0147			Zoning	RS-1 ONE FAMILY DWELLING
BCAA Data Updated - 03/04/14					

Total Value Information

<u>Actual Totals</u>		<u>Municipal Taxable Totals</u>		<u>School Taxable Totals</u>	
Land	\$730,000	Gross Land	\$730,000	Gross Land	\$730,000
Improvement	\$246,000	Gross Improve	\$246,000	Gross Improve	\$246,000
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$976,000	Municipal Total	\$976,000	School Total	\$976,000

Sale History Information

Date	Price	Document #	Type of Sales Transaction
01/11/2007	\$745,000	BB53763	IMPRV SINGLE PROP CASH TRANSAC
01/10/1996	\$436,609	BK8215	IMPRV SINGLE PROP CASH TRANSAC
10/17/1994	\$275,000	BH372876	VACANT SINGLE PROP CASH TRANSA

Tax Detail View	The enclosed information while deemed to be correct is not guaranteed.	02/17/15	2:36 PM
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