

Active

R2215755

Board: V , Multifamily

Fourplex

1812 W 10TH AVENUE

Vancouver West

Kitsilano

V6J 2A7

\$4,780,000 (LP)

(SP)

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Days on Market: 42

Previous Price: \$4,888,800

Meas. Type: Feet

Depth / Size: 125

Lot Area (sq.ft.): 6,250.00

Flood Plain: No

Rear Yard Exp: Southeast

If new, GST/HST inc?:

Council Apprv?:

P.I.D.: 011-913-398

View: Yes: CITY & MOUNTAINS

Complex / Subdiv: LOWER SHAUGHNESSY

Services Connected: Community

List Date: 10/17/2017

Original Price: \$4,888,800

Frontage (feet): 50.00

# of Rooms: 22

Bedrooms: 10

Beds in Bsmt: 0

Beds not in Bsmt: 10

Bathrooms: 6

Full Baths: 5

Half Baths: 1

Expiry Date: 4/30/2018

Sold Date:

Frontage (metres): 15.24

Approx. Year Built: 1928

Age: 89

Zoning: RT-8

Gross Taxes: \$9,408.37

For Tax Year: 2017

Tax Inc. Utilities?: No

Tour: Virtual Tour URL

Style of Home: 2 Storey w/Bsmt.

Construction: Frame - Wood

Exterior: Mixed, Stucco

Foundation: Concrete Perimeter

Rain Screen:

Renovations: Partly

# of Fireplaces: 3

Fireplace Fuel: Other

Water Supply: City/Municipal

Fuel/Heating: Baseboard, Electric, Natural Gas

Outdoor Area: Fenced Yard, Sundeck(s)

Type of Roof: Asphalt, Other

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Total Parking: 5

Covered Parking:

Parking Access: Lane

Parking: Open

Dist. to Public Transit: 1BLK

Title to Land: Freehold NonStrata

Seller's Interest: Registered Owner

Property Disc.: No : OWNER NEVER LIVED IN UNIT

Fixtures Leased: No :

Fixtures Rmvd: No :

Floor Finish: Hardwood, Mixed, Tile

Sprinklers?: No

Bylaw Infractions?: N

Smoke Detectors?: No

Legal: PL VAP1949 LT 9 BLK 367 DL 526 LD 36

Amenities: Bike Room, Elevator, In Suite Laundry, None, Storage, Wheelchair Access

Site Influences: Central Location, Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings

Municipal Charges

Garbage:

Water:

Dyking:

Sewer:

Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'7 x 13'	Above	Bedroom	13'1 x 10'5	Below	Living Room	14'5 x 11'2
Main	Kitchen	13' x 9'2	Above	Bedroom	15'3 x 10'5	Below	Dining Room	12'1 x 7'7
Main	Dining Room	12'6 x 9'10	Above	Master Bedroom	17'2 x 10'6			x
Main	Living Room	19'5 x 15'10	Above	Bedroom	13'10 x 8'3			x
Main	Dining Room	14'4 x 11'8	Below	Bedroom	11'3 x 10'8			x
Main	Kitchen	18'7 x 7'4	Below	Kitchen	10'6 x 7'6			x
Above	Bedroom	13'2 x 10'5	Below	Living Room	14'5 x 11'5			x
Above	Master Bedroom	12'10 x 11'4	Below	Dining Room	12'4 x 7'6			x
Above	Bedroom	15'7 x 10'6	Below	Bedroom	11'1 x 10'9			
Above	Bedroom	11'6 x 8'5	Below	Kitchen	11'5 x 10'8			

Finished Floor (Main):	1,524	Bachelor Units:	Income as at:	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,514	1 Bed Units:		1	Main	4	No	Barn:
Finished Floor (Below):	1,418	2 Bed Units:	Income/annum:	2	Main	2	No	Workshop/Shed:
Finished Floor (Basement):	0	3 Bed Units:	Less Op. Exp:	3	Above	4	No	Pool:
Finished Floor (Total):	4,456 sq. ft.	Other Units:	Net Op. Income:	4	Main	5	No	Garage Sz:
Unfinished Floor:	0	Suite:		5	Below	3	No	Door Height:
Grand Total:	4,456 sq. ft.	Crawl/Bsmt. Height:		6	Below	3	No	
		Basement: Full		7				
				8				

List Broker 1: Sutton Grp-West Coast (Brdwy) - Office: 604-714-1700

List Sales Rep 1: Mario Felicella PREC\* - Phone: 604-714-1700

List Sales Rep 2:

Sell Broker 1:

Sell Sales Rep 1:

Owner: ELIA STERLING

Commission: 3.255%-1ST \$100K/1.15% BAL

List Broker 2:

mario@mgfrealestate.com

3:

6:

Occupancy: Tenant, Vacant

Appointments:

Phone L.R. First

Call: MARIO FELICELLA OFFICE

Phone: 604-649-6905

Realtor

Remarks:

Please do not disturb. Legal 4-plex, separately metered. The two upper units 1814 & 1818 are vacant and tow lower units 1812 rented \$1,520/m and 1816 rented \$1,503.65/m.

PRIME LOWER SHAUGHNESSY - KITSILANO LOCATION. BIG AND BEAUTIFUL LEGAL VIEW FOURPLEX. This very rare property offers TWO legal side by side 3 bedroom units and TWO 1 bedroom basement suites. These large suites have been beautifully updated. One unit has retained its character & other is renovated with Italian style. The basement suites have been tastefully updated & show very well. The property offers 5 open parking, storage, separate meters, newer hot water tanks & a 10 year old roof. Large private fenced yards. Property has scan, no oil tank. This is GREAT MULTIPLE FAMILY HOME, holding property future development opportunity with new Broadway developments. Walk to the best shopping/restaurants & short drive to Downtown.

MLT Full Realtor

The enclosed information, while deemed to be correct, is not guaranteed. PREC\* indicates 'Personal Real Estate Corporation'.

11/28/2017 01:44 PM