

Vancouver, Knight  
1002 - 4028 Knight Street, V5N 5Y8

MLS# R2102395  
\$498,800

Residential Attached  
Active



Complex/Subdiv: **King Edward Village NW**  
 Frontage: **0.00** Bedrooms: **2** PID: **027-490-661**  
 Depth/Size: Bathrooms: **2** Approx Yr Blt: **2008**  
 Lot Area SqFt: **0** Half Baths: **0**  
 Rear Yard Exp: Full Baths: **2**  
 Taxes: **\$1,317 (2016)**  
 Type: **Apartment Unit**  
 View: **Yes**

Style of Home: **Corner Unit, Upper Unit** Total Parking: **1** Covered Parking: **1**  
 Construction: **Concrete** Parking Access:  
 Foundation: **Concrete Perimeter** Parking Facilities: **Garage; Underground, Visitor Parking**  
 Exterior: **Brick, Concrete, Other**  
 Rainscreen: **Full** Dist to Public Trans: **.5 BLOCK** Dist to School Bus: **1 BLOCK**  
 Type of Roof: **Other** Possession:  
 Reno Year: **0** Title to Land: **Freehold Strata**  
 Flooring: **Wall/Wal/Mixed** Seller's Interest:  
 Water Supply: **City/Municipal**  
 Heat/Fuel: **Baseboard, Electric**  
 No. of Fireplaces: **0** Property Disclosure: **Y**  
 Fireplace Fuel: Outdoor Area: **Balcony(s)**  
 Locker: **Yes** Units in Development: **192** Total Units in Strata: **192**  
 Mngmt Co: **Colyvan Pacific** Property Disclosure: **Y**  
 Mngmt Ph: **604-683-8399** Maint Fee: **\$250.86**

Maint Charge Incl: **Caretaker, Garbage Pickup, Gardening, Management**  
 Legal: **PL BCS2869 LT 139 DL 352 LD 36**  
 Amenities: **Bike Room, Exercise Centre, In Suite Laundry**  
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features Incl: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'1 x 7'4			x			x
Main	Dining Room	10'4 x 10'7			x			x
Main	Living Room	12'10 x 10'1			x			x
Main	Master Bedroom	11'6 x 12'7			x			x
Main	Bedroom	8'9 x 10'0			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Total Floor Area: **765 sqft** Bathrooms  
 Total # Rooms: **5** 1 4 Piece; Ensuite: Y; Level: Main  
 Finished Levels: **1** 2 4 Piece; Ensuite: N; Level: Main  
 Basement: **None** 3  
 Restricted Age: 4  
 # Pets / Cats; Dogs: 5  
 Virtual Tour URL: <http://www.pixilink.com/tours7/12887> 6  
 7  
 8

Welcome home to King Edward Village. This 8 year old 2 bed 2 bath corner home has a very efficient layout, large balcony and spectacular VIEWS! The open living/dining/kitchen is perfect for entertaining. The spacious kitchen has granite countertops, great appliances and a breakfast bar. The large master bedroom has direct access to the patio and 4 piece ensuite. The Second bedroom is on the opposite side of the home, making a perfect floorplan! One underground parking and a storage locker. This well built building is central to everything, 10 minutes to Downtown/Metrotown and 15 minutes to the airport. Owner occupied but rentals are allowed making this a sound investment.

The enclosed information while deemed to be correct, is not guaranteed.  
 If your home is listed with another broker, this is not intended as a solicitation.

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*New Listing!*

**1002 - 4028 Knight Street, Vancouver**  
 2 beds, 2 baths - Apartment Unit



**Katayoon Webb**

604.315.8715  
 RE/MAX Crest Realty (Westside)

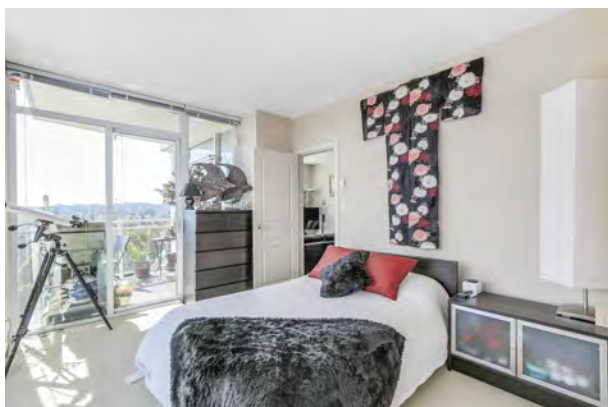
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*Convenience with a view!*

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**Price:** \$498,800  
**Type:** Apartment  
**Beds:** 2  
**Baths:** 2  
**Built:** 2008  
**Size:** 765 sqft  
**Mnt Fee:** \$251  
**Taxes:** \$1,317 (2016)

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