



Presented by:
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Active
R2102395
Board: V
Apartment/Condo

1002 4028 KNIGHT STREET

Vancouver East
Knight
V5N 5Y8

Residential Attached

\$498,800 (LP)
(SP)



Sold Date: Frontage (feet): Original Price: **\$498,800**
Meas. Type: Frontage (metres): Approx. Year Built: **2008**
Depth / Size (ft.): Bedrooms: **2** Age: **8**
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CD-1**
Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$1,316.91**
Approval Req?: **No** Half Baths: **0** For Tax Year: **2016**
Exposure: **Southwest** Maint. Fee: **\$350.00** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **027-490-661**
Mgmt. Co's Name: **Colyvan Pacific** Tour: **Virtual Tour URL**
Mgmt. Co's Phone: **604-683-8399**
View: **Yes: CITY**
Complex / Subdiv: **King Edward Village NW**
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Corner Unit, Upper Unit**
Construction: **Concrete**
Exterior: **Brick, Concrete, Other**
Foundation: **Concrete Perimeter**
Rain Screen: **Full**
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground, Visitor Parking**
Locker: **Y**
Dist. to Public Transit: **.5 BLOCK** Dist. to School Bus: **1 BLOCK**
Units in Development: **192** Total Units in Strata: **192**
Title to Land: **Freehold Strata**
Seller's Interest: **Registered Owner**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish: **Wall/Wall/Mixed**

Maint Fee Inc: **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: **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

Finished Floor (Main): 765	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 765 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: No Restrictions			5				Door Height:
Unfinished Floor: 0				6				
Grand Total: 765 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **RE/MAX Crest Realty Westside**

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. Preview Thurs 25th 6-7pm, OH Saturday 27th 1-4pm.