



JOVI
REALTY

FOR
SALE

FIND
YOUR
PLACE



1585 E 43RD AVENUE
KNIGHT | VANCOUVER EAST

4,108.5 Sq.Ft. 3,138 Sq.Ft. 5 5 3

ABOUT PROPERTY

EXTENSIVE RENOVATION WITH MODERN KITCHEN AND BATHROOMS. House underwent major renovation in 2016 with a modern touch featuring a bright & open living space with large quartz island kitchen, stainless steel appliances, classy wood flooring, ceramic tiles, entertaining size deck & a beautiful garden. Upstairs offering three generously sized bedrooms with an ensuite & large den/office space overlooking a view of the city. Two bedroom suite with separate entrance in the lower level currently tenanted on a month to month basis. Close to park, shopping, schools & transit.



Cissy Yee 余思詩

LICENSED REALTOR®

cissy@cissyee.com | 201-2010 E48TH AVE VANCOUVER V5P 1R8

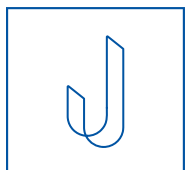
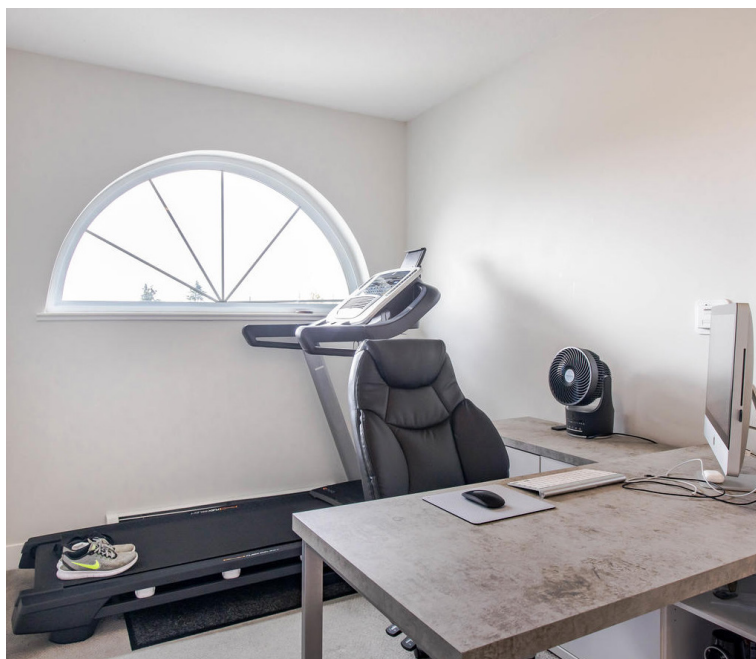


LISTING PRICE

\$1,950,000

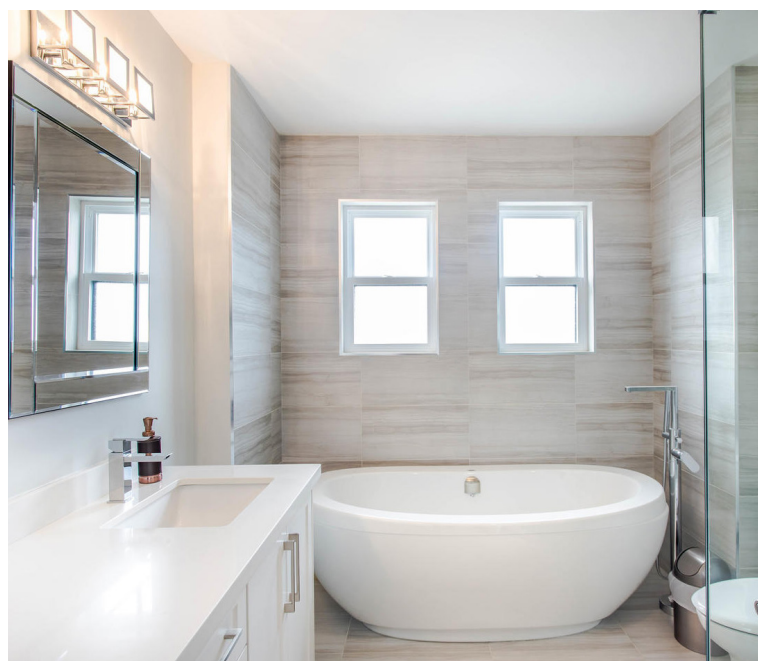


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JOVI
REALTY

201-2010 E48TH AVE **VANCOUVER** | V5P 1R8 | 215-8600 CAMBIE RD **RICHMOND** | V6X 4J9 | 102B 40194 GLENALDER PLACE **SQUAMISH** | V0N 1T0



Active

R2462741

Board: V

House/Single Family

1585 E 43RD AVENUE

Vancouver East

Killarney VE

V5P 1M4

Residential Detached

\$1,950,000 (LP)

(SP)



Sold Date:

Meas. Type: **Feet**

Depth / Size: **124.5**

Lot Area (sq.ft.): **4,108.50**

Flood Plain:

Rear Yard Exp: **West**

Council Apprv?:

If new, GST/HST inc?:

Frontage (feet): **33.00**

Bedrooms: **5**

Bathrooms: **5**

Full Baths: **3**

Half Baths: **2**

Original Price: **\$1,880,000**

Approx. Year Built: **1984**

Age: **36**

Zoning: **RS-1**

Gross Taxes: **\$6,227.51**

For Tax Year: **2019**

Tax Inc. Utilities?: **Yes**

P.I.D.: **014-534-860**

Tour: [Virtual Tour URL](#)

View: **Yes: CITY**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**

Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**

Construction: **Frame - Wood**

Exterior: **Mixed**

Foundation: **Concrete Perimeter**

Rain Screen:

Renovations: **Completely**

of Fireplaces: **1**

Fireplace Fuel: **Natural Gas**

Water Supply: **City/Municipal**

Fuel/Heating: **Baseboard, Hot Water**

Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**

Type of Roof: **Asphalt**

Reno. Year: **2016**

R.I. Plumbing:

R.I. Fireplaces:

Metered Water:

Total Parking: **3**

Covered Parking: **1**

Parking Access: **Side**

Parking: **Garage; Single, Open**

Dist. to Public Transit: **NEARBY**

Dist. to School Bus: **NEARBY**

Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**

PAD Rental:

Fixtures Leased: **No**

Fixtures Rmvd: **:**

Floor Finish: **Laminate, Mixed, Tile**

Legal: **LOT 26, BLOCK 1, PLAN VAP1615, DISTRICT LOT 716, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Lane Access, Paved Road, Private Yard, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Security System, Smoke Alarm**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|----------------|--------------|-------|------|------------|
| Main | Foyer | 11'0 x 8'5 | Above | Walk-In Closet | 7'2 x 5'7 | | | x |
| Main | Family Room | 22'10 x 15'4 | Above | Flex Room | 13'4 x 11'3 | | | x |
| Main | Living Room | 15'2 x 12'6 | Below | Living Room | 11'9 x 10'10 | | | x |
| Main | Dining Room | 12'6 x 12'0 | Below | Kitchen | 10'10 x 10'5 | | | x |
| Main | Kitchen | 20'3 x 11'3 | Below | Bedroom | 17'11 x 9'8 | | | x |
| Main | Laundry | 7'1 x 5'6 | Below | Bedroom | 8'4 x 8'0 | | | x |
| Main | Storage | 5'8 x 3'3 | | | x | | | x |
| Above | Master Bedroom | 12'8 x 12'2 | | | x | | | x |
| Above | Bedroom | 11'6 x 11'0 | | | x | | | x |
| Above | Bedroom | 10'3 x 9'8 | | | x | | | x |

Finished Floor (Main): **1,299**

Finished Floor (Above): **911**

Finished Floor (Below): **928**

Finished Floor (Basement): **0**

Finished Floor (Total): **3,138 sq. ft.**

Unfinished Floor: **0**

Grand Total: **3,138 sq. ft.**

of Rooms:**16**

of Kitchens: **2**

of Levels: **3**

Suite: **Unauthorized Suite**

Crawl/Bsmt. Height:

Beds in Basement: **0**

Beds not in Basement: **5**

Basement: **Crawl, Fully Finished**

Bath

Floor

of Pieces

Ensuite?

Outbuildings

1

Main

2

No

Barn:

2

Above

3

Yes

Workshop/Shed:

3

Above

5

No

Pool:

4

Below

3

No

Garage Sz:

5

Below

2

No

Grg Dr Ht:

6

7

8

Listing Broker(s): **Royal LePage Westside**

Jovi Realty Inc.

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