



NEIGHBORHOOD HIGHLIGHTS

Elementary School

Sir Richard McBride Elementary

High School

Sir Charles Tupper Secondary

French Immersion

Laura Secord Elementary

Vancouver Technical Secondary

BIKE SCORE: 88

TRANSIT SCORE: 62

WALK SCORE: 80

4331 KNIGHT STREET

3 BED, 2 BATH, 1414 SQ. FT.

SIX HOMES is a collection of 6 limited edition courtyard townhomes. Inner-courtyard orientation (not along Knight). Think "COACH HOUSE!" A beautiful 3 bedroom & 2 bath corner unit with attached garage. Nearly 1,200 sf. Features 9'ceiling on main, hardwood (laminated) flooring & a Samsung stainless steel appliance package with a Fisher & Paykel fridge. Other features include contemporary lighting, closet organizers, window coverings and multiple (3) outdoor spaces. 253sf of patio, decking & balcony space. Tenants would like to stay.

\$1,098,000

Keith Roy, PREC*

Jacob Lahti

Greg Dent

Greg Andruff, PREC*

Sarah Hopkins

Keith Roy
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RE/MAX

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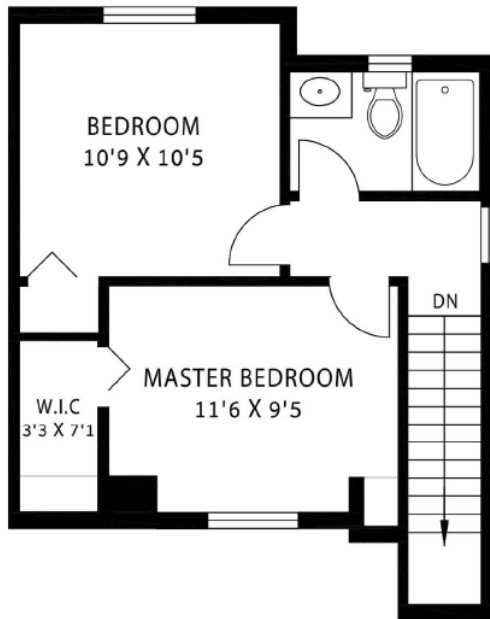
*Personal Real Estate Corporation

4331 KNIGHT STREET

View additional photos & 3D Tour at www.KeithRoy.com



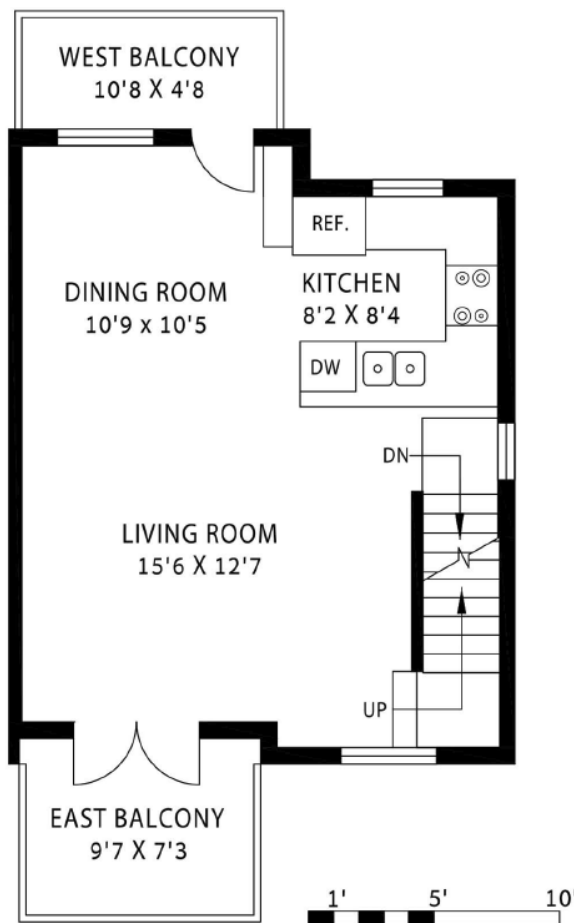
UPPER FLOOR



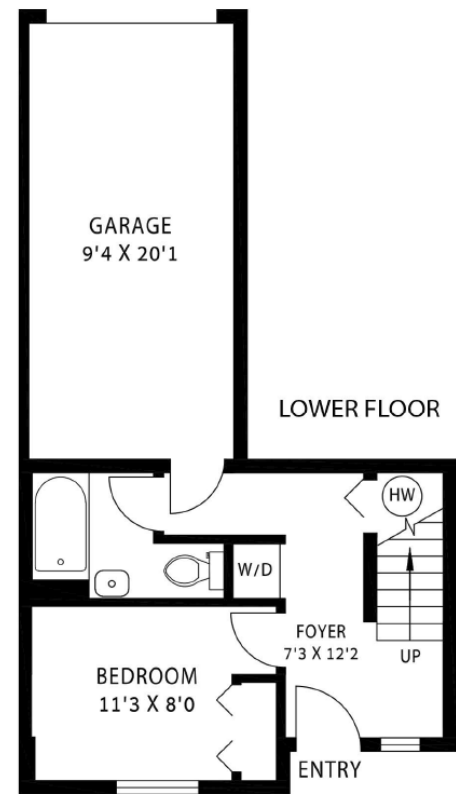
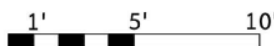
UPPER FLOOR 419 sqft
MAIN FLOOR 483 sqft
LOWER FLOOR 295 sqft

TOTAL LIVABLE AREA 1197 sqft

WEST BALCONY 50 sqft
EAST BALCONY 70 sqft
GARAGE 217 sqft



MAIN FLOOR



LOWER FLOOR



Presented by:
Keith Roy PREC*

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Active
R2645824
Board: V
Townhouse

4331 KNIGHT STREET

Vancouver East
Knight
V5N 3M4

Residential Attached
\$1,098,000 (LP)
(SP)



Sold Date: If new, GST/HST inc?:
Meas. Type: **Feet** Bedrooms: **3**
Frontage(feet): Bathrooms: **2**
Frontage(metres): Full Baths: **2**
Depth / Size (ft.): Half Baths: **0**
Sq. Footage: **0.00**
Flood Plain: P.I.D.: **029-115-493**
View: :
Complex / Subdiv: **SIX HOMES**
Services Connctd: **Electricity, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey, Corner Unit**
Construction: **Frame - Wood**
Exterior: **Mixed, Stucco, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **R.I.** Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Electric**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen: **Full**
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
Parking: **Garage; Single**
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Laminate, Wall/Wall/Mixed**

Legal: **STRATA LOT 4, PLAN EPS1512, DISTRICT LOT 391, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 392, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Bike Room, In Suite Laundry**

Site Influences: **Central Location, Shopping Nearby**
Features:

Finished Floor (Main): **483**
Finished Floor (Above): **419**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **295**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,197 sq. ft.**
Unfinished Floor: **217**
Grand Total: **1,414 sq. ft.**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: **# of Levels: 3**
of Kitchens: **1** **# of Rooms: 8**

Units in Development: **6**
Exposure: **East**
Mgmt. Co's Name: **AA Property Management**
Maint Fee: **\$353.67**
Maint Fee Includes: **Garbage Pickup, Management, Sewer, Water**

Tot Units in Strata: **6** Locker: **No**
Storeys in Building: **3**
Mgmt. Co's #: **604-242-1888**
Council/Park Apprv?:

Bylaws Restrictions: **No Restrictions**
Restricted Age:
or % of Rentals Allowed:
Short Term (<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: **No Restriction** Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions
Main	Living Room	15'6 x 12'7
Main	Dining Room	10'9 x 10'5
Main	Kitchen	8'2 x 8'4
Above	Bedroom	10'9 x 10'5
Above	Master Bedroom	11'6 x 9'5
Above	Walk-In Closet	3'3 x 7'3
Below	Bedroom	11'3 x 8'0
Below	Foyer	7'3 x 12'2

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Below	4	No
2	Above	4	No
3			
4			
5			
6			
7			
8			

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