











Presented by:

Beebe Cline - PREC

Hugh & McKinnon Realty Ltd.
Phone: 604-531-1909
www.beebecline.com
bcline@shaw.ca



Active
R2569008

Board: V
House/Single Family

6405 SOPHIA STREET

Vancouver East
South Vancouver
V5W 2W9

Residential Detached

\$2,579,000 (LP)

(SP)



Sold Date:	Frontage (feet):	49.50	Original Price: \$2,579,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1944
Depth / Size: 115.9	Bathrooms:	2	Age: 77
Lot Area (sq.ft.): 5,737.00	Full Baths:	2	Zoning: RS-1
Flood Plain:	Half Baths:	0	Gross Taxes: \$6,693.23
Rear Yard Exp: West			For Tax Year: 2020
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 014-359-961
			Tour: Virtual Tour URL

View: :
Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Completely**
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Radiant**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year: **2020**
R.I. Plumbing:
R.I. Fireplaces:

Metered Water:

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
Parking: **Add. Parking Avail., Detached Grge/Carport, Garage; Double**

Dist. to Public Transit: **1 Block** Dist. to School Bus: **2 Blocks**
Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **Yes: Den-chandelier**
Floor Finish: **Hardwood, Mixed, Tile**

Legal: **LOT 1, BLOCK 6, PLAN VAP1748, DISTRICT LOT 648, NEW WESTMINSTER LAND DISTRICT, AMD (SEE 344352L)**

Amenities: **Air Cond./Central, In Suite Laundry**

Site Influences: **Central Location, Lane Access, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Range Top, Refrigerator**

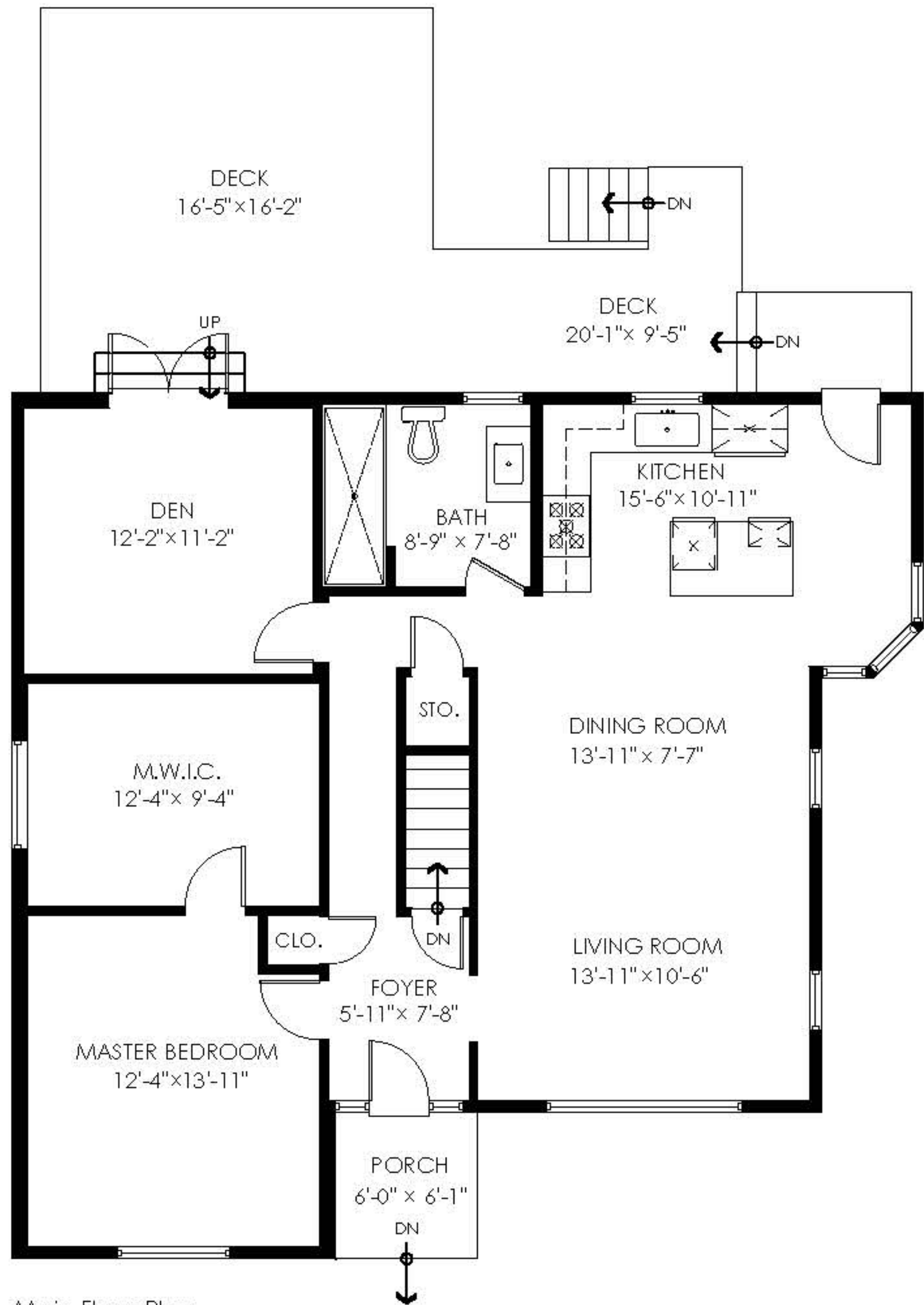
Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'7" x 13'9"	Bsmt	Bedroom	10' x 9'			x
Main	Dining Room	12' x 12'1"			x			x
Main	Kitchen	14'9" x 11'2"			x			x
Main	Master Bedroom	12' x 11'			x			x
Main	Walk-In Closet	9' x 9'			x			x
Main	Bedroom	12' x 9'			x			x
Bsmt	Living Room	12' x 14'			x			x
Bsmt	Kitchen	5' x 4'			x			x
Bsmt	Bedroom	12' x 10'			x			x
Bsmt	Bedroom	11' x 10'			x			x

Finished Floor (Main):	1,188	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 2	1	Main	3	No	Barn:
Finished Floor (Below):	1,188	# of Levels: 2	2	Bsmt	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Unauthorized Suite	3				Pool:
Finished Floor (Total):	2,376 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 3 Beds not in Basement: 2	5				Grg Dr Ht:
Unfinished Floor:	0	Basement: Full, Fully Finished, Separate Entry	6				
Grand Total:	2,376 sq. ft.		7				
			8				

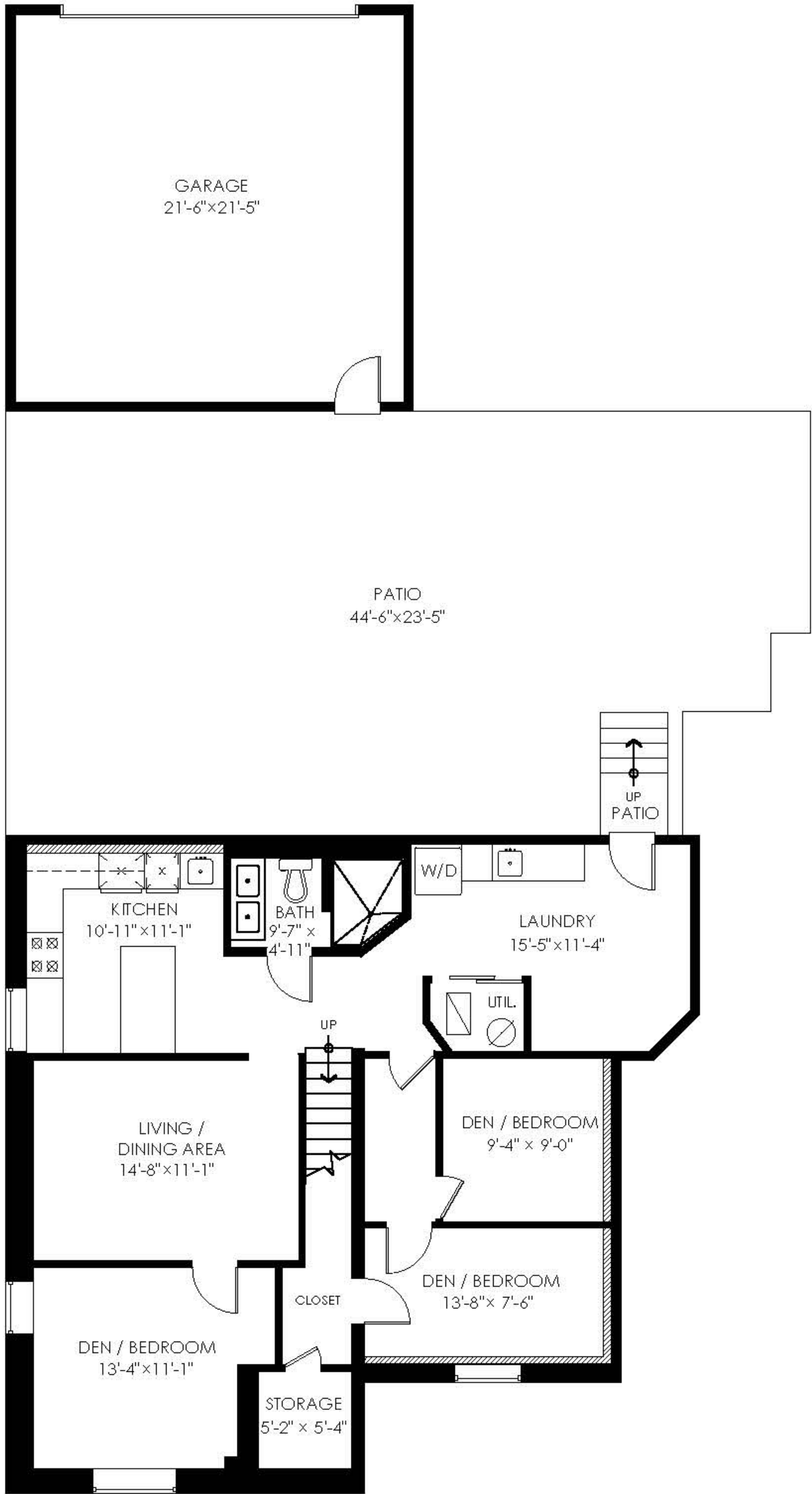
Listing Broker(s): **Hugh & McKinnon Realty Ltd.**

Coveted Sophia Street location. Bungalow with walk-out basement. Two kitchens & four/five bedrooms. 2,376 sqft sophisticated, hip, polished home. Upgraded in 2019 with permits, with ticketed trades and quality workmanship. Thoughtful, custom built-in storage options, stylish high gloss white kitchen, caesar stone island with seating and natural gas five burner range. Wide plank grey brushed oak hardwood flooring, Cantu fixtures/new bathrooms, new vinyltek windows, custom shades, A/C and west facing, private 256 sqft Trex sundeck. Peaceful location, lovely landscaping and new cedar fencing. Corner property 5,737 sqft lot. Detached double garage with lane access. Schools: John Henderson Elementary & J Oliver Secondary. Shopping plus transit 1/2 a block away.

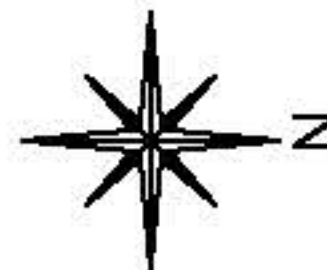
Main Floor:	1,159 sq.ft.
Lower Floor:	1,198 sq.ft.
Total:	2,357 sq.ft.
Garage:	508 sq.ft.
Patios:	982 sq.ft.
Deck:	388 sq.ft.
Porch:	37 sq.ft.
Total Extras:	1,915 sq.ft.



Main Floor Plan
Floor Area: 1159 sq.ft.
Ceiling Height: 8'-1"



Lower Floor Plan
Floor Area: 1198 sq.ft.
Ceiling Height: 7'





CITY OF VANCOUVER



DATE ISSUED JULY 05, 2006		PERMIT TYPE DEVELOPMENT AND BUILDING PERMIT				PERMIT NUMBER P DB 423877	
LEGAL DESCRIPTION LOT 1 AMD BLK 6 DL 648 PLN 1748 PLAN 1748					ADDRESS 6405 SOPHIA ST		
ADDITIONAL ADDRESS INFORMATION					SPECIFICS		
APPLICATION DATE JUL 05, 2006	PURPOSE ALT/USE	PROJECT VALUE	ASSESSED VALUE \$103,000	PLANS 2	METRIC NO	PLACE NAME	
TEMPORARY BUILDING DATES		TEMPORARY USE DATES		SUBTYPE			
APPLICANT PROPERTY OWNER		CONTACT 2 CONTRACTOR CONTRACTOR C/O OWNER CONTRACTOR MUST HAVE A VALID VANCOUVER BUSINESS LICENSE VANCOUVER BC			CONTACT 3		
TEL FAX	BUS. LICENSE CERTIFICATE	TEL FAX	BUS. LICENSE REQUIRED CERTIFICATE		TEL FAX	BUS. LICENSE CERTIFICATE	
THIS BUILDING AND DEVELOPMENT PERMIT WHICH INCLUDES THE PLANS MARKED AS FORMING PART THEREOF IS FOR THE FOLLOWING ONLY: To alter and convert this existing two-storey, one-family dwelling to provide one secondary suite. Upgrading requirements for the suite as per Special Inspection #IA406945 dated April 27, 2006. Upper Floor: One dwelling unit. Basement: One secondary suite. No strata titling permitted.							
AND IS SUBJECT TO THE FOLLOWING CONDITIONS AND NOTES: 560 This permit is issued without the benefit of a full plan check, on the condition that the work will meet the approval of the District Building Inspector, DO NOT START WORK UNTIL SUCH APPROVAL IS GRANTED. Contact the Inspections Branch at 604-873-7601 for inspection. 566 One set of approved up-to-date drawings being available for viewing at the jobsite. 591 All work to the satisfaction of the District Building Inspector.							
INSPECTION	DATE	INSPECTOR	INSPECTION	DATE	INSPECTOR	INSPECTION	DATE
770 GIVE INFO / ADVICE							
						990 FINAL INSPECTION	
PERMITTED USE D52 ONE FD (SEC SUITE)	SPECIFICS/LOCATION BASEMENT	AREA (SF)	OCC C	PERMITTED USE	SPECIFICS/LOCATION	AREA (SF)	OCC
ITEM LOT TYPE LOT WIDTH LOT DEPTH PROCESSED THROUGH	SPECIFICS/REFERENCE CORNER/FLNK/LANE ENQ CTR -OTC	QTY/AMT 49.50 FT 115.90 FT		ITEM BY-LAW PROVISION ZONE HPO EXEMPTIONS	SPECIFICS/REFERENCE CONDITIONAL RS-1 ALT/REPAIR-RES BLD	QTY/AMT	
PERMITS REQUIRED IN ADDITION TO THIS PERMIT INCLUDE :				ELECTRICAL GAS FITTING PLUMBING			
APPROVALS REQUIRED BEFORE PERMIT IS COMPLETED INCLUDE :				BI66 SSP BLDG INSPECTN SSP DBI 604-873-7945			
ADDITIONAL NOTES: 900 Applicant to contact the Secondary Suite Program office at 604 873-7945 to arrange for an inspection. 510 For information on Appeals, see Section 573 of the Vancouver Charter, The Board of Variance By-Law, and Section 11.1 of the Building By-Law.							
1. ANY PERSON DOING WORK PURSUANT TO A PERMIT SHALL NOTIFY THE INSPECTOR AT 604 873-7601 WHEN READY FOR INSPECTION. 2. THE PERMIT HOLDER SHALL BE RESPONSIBLE FOR ARRANGING ACCESS TO THE PREMISES FOR THE INSPECTOR. 3. THE BUILDING INSPECTOR MUST BE NOTIFIED WHEN FORMS ARE READY FOR CONCRETE; AND ALL FRAMING, INSULATION, CHIMNEYS AND HEATING INSTALLATIONS MUST BE INSPECTED BEFORE COVERING. 4. FOR INFORMATION ON LIMITATION OF TIMES OF WORK IN WHICH NOISE IS CREATED, SEE THE NOISE BY-LAW OR CONTACT THE ENVIRONMENTAL HEALTH DIVISION OF THE HEALTH DEPARTMENT.							
FEE	AMOUNT	FEE	AMOUNT	SIGNED BY		ALLAN LOOMER	
				DATE		SEE INFORMATION SHEET	
				ISSUED BY		A CHINFEN	
				FOR THE		DIRECTOR OF PLANNING CHIEF BUILDING OFFICIAL	
INVOICE :		TOTAL					



CITY OF VANCOUVER



DATE ISSUED JULY 05, 2006		PERMIT TYPE DEVELOPMENT AND BUILDING PERMIT				PERMIT NUMBER P DB 423877	
LEGAL DESCRIPTION LOT 1 AMD BLK 6 DL 648 PLN 1748 PLAN 1748						ADDRESS 6405 SOPHIA ST	
ADDITIONAL ADDRESS INFORMATION						SPECIFICS	
APPLICATION DATE JUL 05, 2006	PURPOSE ALT/USE	PROJECT VALUE \$12,000	ASSESSED VALUE \$103,000	PLANS 2	METRIC NO	PLACE NAME	
TEMPORARY BUILDING DATES		TEMPORARY USE DATES		SUBTYPE			
APPLICANT PROPERTY OWNER ALLAN LOOMER 6405 SOPHIA ST VANCOUVER BC V5W 2W9		CONTACT 2 CONTRACTOR CONTRACTOR C/O OWNER CONTRACTOR MUST HAVE A VALID VANCOUVER BUSINESS LICENSE VANCOUVER BC				CONTACT 3	
TEL 604-306-3644 FAX	BUS.LICENSE CERTIFICATE	TEL FAX	BUS.LICENSE CERTIFICATE	REQUIRED		TEL FAX	BUS.LICENSE CERTIFICATE
THIS BUILDING AND DEVELOPMENT PERMIT WHICH INCLUDES THE PLANS MARKED AS FORMING PART THEREOF IS FOR THE FOLLOWING ONLY: To alter and convert this existing two-storey, one-family dwelling to provide one secondary suite. Upgrading requirements for the suite as per Special Inspection #IA406945 dated April 27, 2006. Upper Floor: One dwelling unit. Basement: One secondary suite. No strata titling permitted.							
AND IS SUBJECT TO THE FOLLOWING CONDITIONS AND NOTES: 560 This permit is issued without the benefit of a full plan check, on the condition that the work will meet the approval of the District Building Inspector, DO NOT START WORK UNTIL SUCH APPROVAL IS GRANTED. Contact the Inspections Branch at 604-873-7601 for inspection. 566 One set of approved up-to-date drawings being available for viewing at the jobsite. 591 All work to the satisfaction of the District Building Inspector.							
PERMITTED USE D52 ONE FD (SEC SUITE)		SPECIFICS/LOCATION BASEMENT		AREA (SF)	OCC C	PERMITTED USE	
ITEM		SPECIFICS/REFERENCE		QTY/AMT	ITEM		
LOT TYPE		CORNER/FLNK/LANE			BY-LAW PROVISION		
LOT WIDTH				49.50 FT	ZONE		
LOT DEPTH				115.90 FT	HPO EXEMPTIONS		
PROCESSED THROUGH		ENQ CTR -OTC			RS-1 ALT/REPAIR-RES BLD		
PERMITS REQUIRED IN ADDITION TO THIS PERMIT INCLUDE : ELECTRICAL GAS FITTING PLUMBING APPROVALS REQUIRED BEFORE PERMIT IS COMPLETED INCLUDE : BI66 SSP BLDG INSPECTN SSP DBI 604-873-7945							
ADDITIONAL NOTES: 900 Applicant to contact the Secondary Suite Program office at 604 873-7945 to arrange for an inspection. 510 For information on Appeals, see Section 573 of the Vancouver Charter, The Board of Variance By-Law, and Section 11.1 of the Building By-Law.							
AS OWNER OR OWNERS' AGENT, I HAVE VERIFIED THAT THE INFORMATION CONTAINED WITHIN THIS DOCUMENT AND ASSOCIATED DOCUMENTS AND PLANS IS CORRECT, AND DESCRIBES A USE, A BUILDING OR A WORK WHICH COMPLIES WITH ALL RELEVANT BY-LAWS AND STATUTES. I ACKNOWLEDGE THAT RESPONSIBILITY FOR BY-LAW COMPLIANCE RESTS WITH THE OWNER AND THE OWNER'S EMPLOYEES, AGENTS AND CONTRACTORS. I WILL INDEMNIFY AND SAVE HARMLESS THE CITY OF VANCOUVER, ITS OFFICIALS, EMPLOYEES AND AGENTS AGAINST ALL CLAIMS, LIABILITIES AND EXPENSES OF EVERY KIND, IN RESPECT OF ANYTHING DONE OR NOT DONE PURSUANT TO THIS APPLICATION OR FACT SHEET OR ENSUING PERMIT, INCLUDING NEGLIGENCE AND/OR THE FAILURE TO OBSERVE ALL BY-LAWS, ACTS OR REGULATIONS.							
FEE		AMOUNT		FEE		AMOUNT	
108 DEV SCHED 1B		441.00				SIGNED BY	
300 BUILDING FEE		152.00				DATE	
344 WWOP (BUILDING)		152.00				ISSUED BY	
						FOR THE	
INVOICE : 446165				TOTAL		\$745.00	
						ALLAN LOOMER	
						SEE INFORMATION SHEET	
						A CHINFEN	
						DIRECTOR OF PLANNING CHIEF BUILDING OFFICIAL	



CERTIFICATE OF ANALYSIS

6405 Sophia Street
Vancouver, BC
V5W 2W9

May 14, 2014

Attention: Allan Loomer

Re: Asbestos Bulk Sample Results – 6405 Sophia Street, Vancouver, BC

A.C.M. Environmental Corporation (ACM) was requested by Allan Loomer to determine the asbestos content of one (1) attic insulation sample. The sample was submitted to ACM's laboratory on May 7, 2014 and was analyzed on May 14, 2014.

Results and Methodology

Submitted samples are analyzed in accordance with the NIOSH 9002 Method, Issue 2, for identifying asbestos. The method determines the content of asbestos containing materials by type and percent volume using a combination of stereo and polarised light microscopy (PLM), and considers fibre properties such as morphology, refractive index, extinction, sign of elongation, birefringence and dispersion staining colours.

No asbestos was detected in the submitted attic insulation sample. A table with the results of the materials submitted is attached.

Samples not completely destroyed in testing will be retained for a maximum of thirty (30) days.

If there are any questions concerning this report, please contact our office at 604-873-8599.

Sincerely,

A.C.M. Environmental Corporation

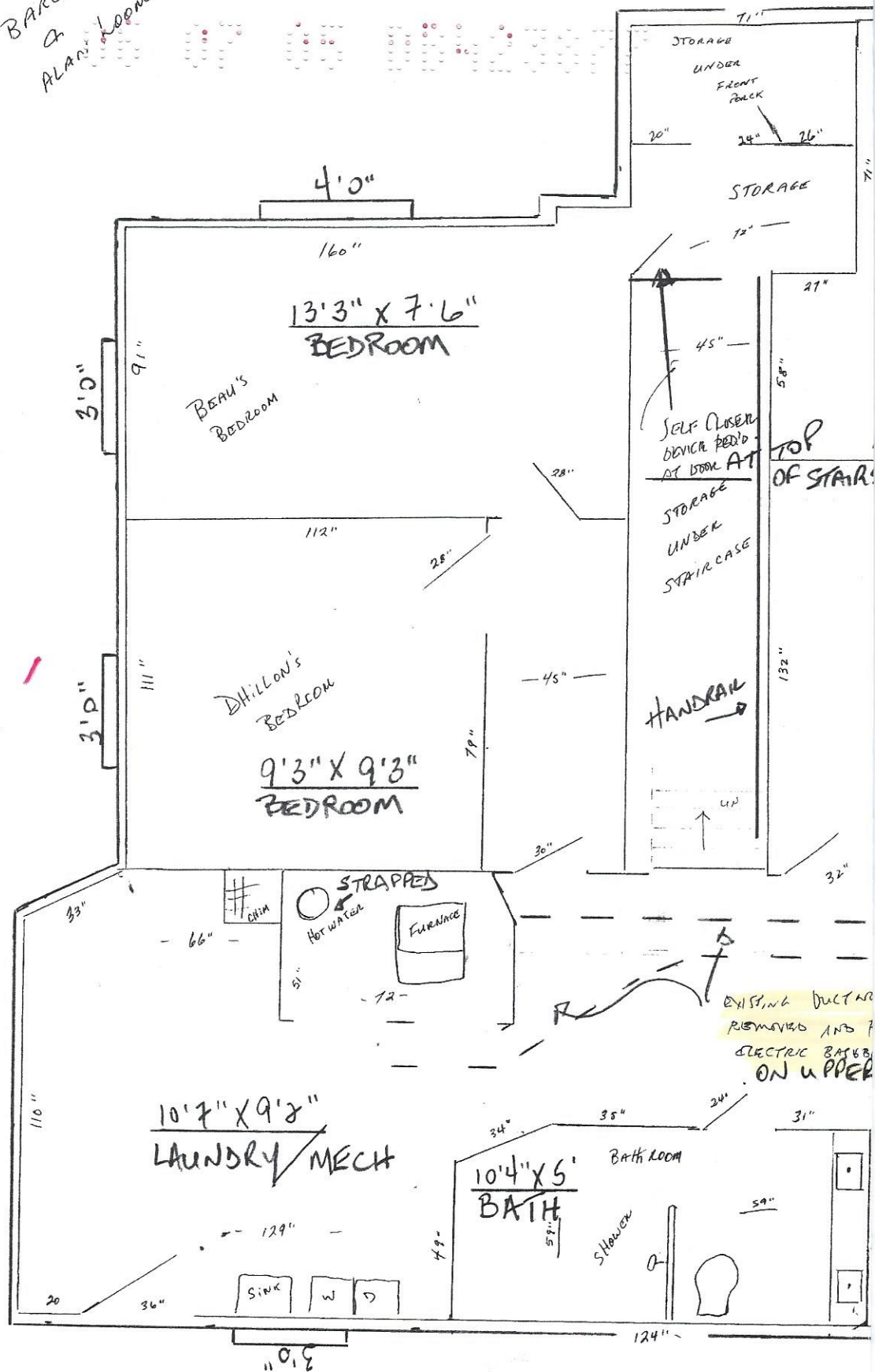
A handwritten signature in black ink, appearing to read 'Priscilla Lam', is written over a horizontal line.

Priscilla Lam, BSc.
Laboratory Analyst

14-8778BRPL

PL 1748 LOT 1 AND BLK 6 DL 1
6445 SOPHIA ST.

North



W: $\delta T_k = 444''$ or $37'$

Dantec Services Ltd

6269 Lochdale Street-Burnaby,BC V5B 2M6

In Allen Loomer
Account 6405 Sophia Street
With Vancouver BC

As per the inspection done on November 5, 2005 there is no longer any knob and tube wiring being used at 6405 Sophia Street. All wiring throughout the house has been up-dated. The 100 ampere electrical panel has also been up-graded. The heating throughout the house is by gas furnace. The house has been pre-wired for an alarm with smoke detectors inter-connected with it.

Owner,



Dan Mastromonaco