



Presented by:  
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Vancouver East, Knight

# 804 4028 KNIGHT ST, V5N 5Y8

**MLS# V797363**

Residential Attached

**Active**



List Price: **\$424,900** Previous Price: **\$429,000**  
Original Price: **\$434,900**

Subdiv/Complex: **KING EDWARD VILLAGE**

Frontage: Approx Yr Bld: **2008**

Depth/Size: Age at List Date **1**

Lot SqFt: **0** Bedrooms: **2**

Exposure: **NW** Bathrooms: **2**

Stories in Bldg: **17** Full Baths: **2**

Flood Plain: Half Baths: **0**

Meas. Type: Tax Incl Utils: **No**

Fixtures Lsd: **N**

Fixt Removed: **N**

View: **Y - MOUNTAINS, WATER, DOWNTOWN**

PID: **027-490-548**

Type: **Apartment/Condo**

Zoning: **APT**

Taxes: **\$1,694 (2009)**

Gst Incl:

Apprvl Reqd:

Style of Home: **Corner Unit**  
Construction: **Concrete**  
Foundation: **Concrete Perimeter**  
Exterior: **Mixed**

Rain Screen:  
Type of Roof: **Other**  
Renovations:  
Flooring: **Wall/Wall/Mixed, Tile**  
Water Supply: **City/Municipal**  
Heat/Fuel: **Baseboard, Electric**  
No. of Fireplaces: **0**  
Fireplace Fuel: **None**  
Outdoor Area: **Balcony(s)**

R/I Plumbing:

Reno Year:

R/I Fireplaces:

Total Parking: **1** Covered Parking: **1**  
Parking Access:  
Parking Facilities: **Garage; Underground**

Dist to Public Trans: **1 BLK**

Units in Development:

Locker: **Yes**

Possession:

Title to Land:

Seller's Interest: **Freehold Strata**

Mortgage Info:

**Registered Owner**

**\$0**

Property Disclosure: **Y**

Bylaw Restrictions: **Pets Allowed, Rentals Allowed**

Mngmt Co: **COLYVAN PACIFIC**

Mngmt Ph: **604-683-8399**

Maint Fee: **\$253.94**

Maint Charge Incl: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**

Legal: **PL BCS2869 LT 127 DL 352 LD 36 THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Bike Room, Exercise Centre, In Suite Laundry, Elevator, Storage**

Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Microwave**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 13'						
Main F.	Kitchen	12' X 10'						
Main F.	Dining	10' X 10'						
Main F.	Master Bedroom	12' X 10'						
Main F.	Bedroom	10' X 10'						
Main F.	Storage	5' X 5'						

**Floor Area (SqFt):**

Finished Floor Area Main: **942**

Finished Floor Area Up: **0**

Finished Floor Area Down: **0**

Finished Floor Area Bsmt: **0**

Total Finished Floor Area: **942**

Unfinished Floor Area: **0**

Grand Total Floor Area: **942**

Total # Rooms: **6**

Finished Levels: **1**

Basement Area: **None**

Bsmt Height:

Restricted Age:

# Pets / Cats; Dogs:

# or % Rentals:

**Bathrooms:**

1 **4 Piece; Ensuite: Y; Level: Main F.**

2 **4 Piece; Ensuite: N; Level: Main F.**

3

4

5

6

7

8

Listing Broker(s): **(1) One Percent Realty Ltd., (2) One Percent Realty Ltd.**

**PANORAMIC views of downtown, mountains and water from this spacious 2 bedroom, 2 bath corner suite in the new King Edward Village. Views are enhanced by large floor to ceiling windows and high ceilings. Close to shopping, transportation, and only minutes away from downtown Vancouver. No GST! 2-5-10 warranty. Includes parking stall and storage locker. Building amenities include an exercise centre and guest parking. Open House Sunday Jan 24th, 2-4pm.**