



Presented by:
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Sold
R2446626
 Board: V
 House/Single Family

1807 KNOX ROAD
 Vancouver West
 University VW
 V6T 1S4

Residential Detached
\$4,388,000 (LP)
\$3,700,000 (SP)



Sold Date: **4/4/2020** Frontage (feet): **80.00** Original Price: **\$4,388,000**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1946**
 Depth / Size: **172.5** Bathrooms: **2** Age: **74**
 Lot Area (sq.ft.): **13,800.00** Full Baths: **1** Zoning: **RES**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$20,721.58**
 Rear Yard Exp: For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **011-160-454**
 Tour: **Virtual Tour URL**

View: :
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 Metered Water:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish:

Legal: **LOT 23, BLOCK 77, PLAN VAP5449, DISTRICT LOT 140, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:
 Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 14'			x			x
Main	Family Room	13' x 15'			x			x
Main	Kitchen	14' x 16'			x			x
Main	Bedroom	10' x 12'			x			x
Main	Master Bedroom	14' x 17'			x			x
Below	Recreation	20' x 15'			x			x
Below	Laundry	10' x 10'			x			x
Below	Other	12' x 12'			x			x
Below	Storage	14' x 15'			x			x
		x			x			x

Finished Floor (Main):	1,419	# of Rooms:	9	Bath	1	Floor	Main	# of Pieces	4	Ensuite?	No	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	2	Main	2	No	Barn:				
Finished Floor (Below):	0	# of Levels:	2	3				Workshop/Shed:				
Finished Floor (Basement):	953	Suite:	None	4				Pool:				
Finished Floor (Total):	2,372 sq. ft.	Crawl/Bsmt. Height:		5				Garage Sz:				
Unfinished Floor:	0	Beds in Basement:	0	6				Grg Dr Ht:				
Grand Total:	2,372 sq. ft.	Basement:	None	7								
				8								

Listing Broker(s): **RE/MAX Select Properties**

University Endowment Lands nearly 14 , 000 SQFT western exposed flat lot on no through quiet street Knox road. No city of Vancouver regulations here for tree removal or pre 1940 homes. Liveable 2 bdrm home is in original condition. Steps to pacific spirit park, transit, beaches, village shops, golf course and UBC and coveted university bill elementary and secondary schools.