

Presented by: Jodie Graham

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MLS# V956920

# 8 61 E 23R	D AV, V5V 1W8		IVILO	// \$750720				Active
A Carlo		List Price:	\$659,0	00 Previous P Original Pr		\$659,000	0	
		Exposure: Stories in Bldg: Flood Plain: Meas. Type: Fixtures Lsd: Fixt Removed:		Approx Y Age at Lis Bedrooms Bathroom Full Bath Half Bath STER BEDROOM DRA	st Date s: ns: s: s:	1986 2 2 1 1	PID: Type: Zoning: Taxes: If New GST/HST In Tax Incl Utils: Apprvl Reqd:	006-670-717 Townhouse RS-7 \$1,938 (2011) cl: No
Style of Home:	2 Storey			Total Parking:	1		Covered Parking:	1
Construction: Foundation: Exterior: Rain Screen:	Frame - Wood Concrete Block Wood	R/I Plumbing:		Parking Access: Parking Facilities:	Fron Gara Park	ge; Single	e, Garage Underbui	lding, Visitor
ype of Roof: lenovations: looring: Vater Supply: leat/Fuel:	Asphalt Partly Mixed City/Municipal	Reno Year:		Dist to Public Trans: Units in Development: Locker: Possession:		hold Ctrat	Dist to School/Bus Total Units in Stra	
ieat/Fuel: lo. of Fireplaces: ireplace Fuel: Dutdoor Area:	Baseboard, Electric 1 Wood Balcony(s); Patio(s) or	R/I Fireplaces: Deck(s), Sundecl	k(s)	Title to Land: Seller's Interest: Mortgage Info:		hold Strat stered Ow		
Ingmt Co: Ingmt Ph:	SELF MANAGED	Maint Fee:	\$251.0	Property Disclosure: Bylaw Restrictions:	Y Pets	Allowed,	Rentals Not Allowe	ed
Main F. Kitch Main F. Dinin Main F. Patio	g 12'9 X 1 10'10 X er Bedroom 14' X 12	te Setting, Recrea n <u>s Floor</u> 2'6 3'9 0'5 5'7 2'3	-		-	<u>Floc</u>	or <u>Type</u>	<u>Dimensions</u>
Above Offic Above Patio								
loor Area (SqF inished Floor Area inished Floor Area inished Floor Area inished Floor Area otal Finished Floo	Main: 739 a Up: 534 a Down: 85 a Bsmt: 0 r Area: 1,358	Total # Rooms: Finished Levels: Basement Area: Bsmt Height: Restricted Age: # Pets / Cate: Dogs:	8 3 None	ts: Yes: Dogs: Yes		2 2 Pi	<u>oms</u> iece; Ensuite: Y; Le iece; Ensuite: N; Le isuite: N	
Jnfinished Floor Ar Grand Total Floor A	rea: <u>0</u> Area: 1,358	# or % Rentals:	2,00	13. 103, Doys. 188		7 8		
isting Broker(s): (1) RE/MAX Crest Westsi	de (VanW7)						
ourning fireplac suite storage, an restaurants and on the market. (wnhouse. This is the one e, eat-in kitchen with stand a large top-floor land a short stroll to General Check out realtor's webs by an Open House Sat &	ainless steel appli ing that's ideal fo Wolfe School, Hi ite for more info,	ances & or your Ilcrest	k separate dining ar home office. perfect Park and the Canad	ea. De Iy siti a Line	esign featu uated step e. Homes i	ures include direct os from Main Street n this quality-built	access to garage, in t shops, cafe's & complex rarely com

6-7pm followed by an Open House Sat & Sun 2-4.