Presented by:

lan Watt

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Vancouver West, Fairview VW

MLS# V948927

Residential Attached

Active



List Price: \$715,000 Previous Price:

Subdiv/Complex: AFFINITY

027-196-330 Frontage: Approx Yr Blt: 2008 PID: Depth/Size: Type: Apartment/Condo

Lot SqFt: Zoning: 0 Age at List Date: ST APT 4 Taxes: Exposure: Bedrooms: 2 \$2,383 (2011)

Stories in Blda: Bathrooms: If New GST/HST Incl: 2 Flood Plain: Full Baths: 2 Tax Incl Utilities: Meas. Type: Half Baths: Apprvl Regd: Ω

Fixtures Lsd: Fixt Removed:

View. N - COURTYARD

Style of Home: Ground Level Unit Total Parking: Covered Parking:

Construction: Concrete Parking Access: Front

Concrete Perimeter Foundation: Parking Facilities: Garage; Underground Exterior: Mixed

R/I Plumbing: Rain Screen:

Type of Roof: Tar & Gravel Dist to Public Trans: Dist to School/Bus:

Renovations: Reno Year: Total Units in Strata: 35 Units in Development:

Flooring: Hardwood, Mixed Locker: No City/Municipal Water Supply: Possession:

Baseboard, Natural Gas Heat/Fuel: Title to Land: Freehold Strata No. of Fireplaces: R/I Fireplaces: O Seller's Interest: Registered Owner

Fireplace Fuel: Electric Mortgage Info: \$0 Balcony(s); Patio(s) or Deck(s)

Outdoor Area: Property Disclosure: Y - UPON ACCEPTED OFFER

BAYWEST Mngmt Co: Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed

Mngmt Ph: 604-714-6381 \$322.42 Maint Fee:

Maint Charge Incl: Gardening, Caretaker, Gas, Management

Legal: PL BCS2518 LT 3 DL 526 LD 36 STRATA LOT AS SHOWN ON FORM V.

Amenities: Garden

Clothes Washer/Dryer/Fridge/Stove/DW Features Incl:

Site Influences:

Floor	Type	<u>Dimensions</u>	Floor	Type	Dimensions	Floor	Type	<u>Dimensions</u>
Main F.	Living Room	16' X 12'						
Main F.	Kitchen	12' X 10'						
Main F.	Master Bedroom	12'5 X 12'						
Main F.	Dining	14' X 7'						
Main F.	Bedroom	10' X 10'						
Main F.	Walk-In Closet	6' X 4'						

Floor Area (SqFt):		Total # Rooms: 6	<u>Ba</u>	throoms_
Finished Floor Area Main:	980	Finished Levels: 1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area: No	one 2	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0		3	
Finished Floor Area Bsmt:	0	Bsmt Height:	4	
Total Finished Floor Area:	980	Restricted Age:	5	
		# Pets / Cats; Dogs:	6	
Unfinished Floor Area:	0	# or % Rentals:	7	
Grand Total Floor Area:	980		8	

Listing Broker(s): Sutton Grp-West Coast (Brdwy)

Welcome home to this one of a kind concrete townhouse in Vancouver's emerging Cambie Village neighborhood. This incredibly spacious & bright 2 bedroom boasts high end custom finishing including designer flooring throughout, over height 9' ceilings, floor to ceiling windows, granite counters, high end appliances (fisher paykel), gas range, custom closets & engineered lighting. The unit has two patios one at the front door & a spacious private patio at the back with plenty of greenery. This unit can be made wheel chair accessible. This amazing townhouse is located steps to Whole Foods, the new Canada Line, Olympic Village, Granville Island, & more.