

Active
R2035665
 Board: V
 Apartment/Condo

408 2858 W 4TH AVENUE

Vancouver West
 Kitsilano
 V6B 0A5

Residential Attached
\$518,800 (LP)
 (SP)



DOM: **16** List Date: **2/15/2016** Expiry Date: **7/31/2016**
 Prev. Price: **\$518,888** Original Price: **\$548,888** Sold Date:
 Meas. Type: **Feet** Frontage (feet): Approx. Year Built: **2014**
 Depth/Size: Frontage (metres): Age: **2**
 Sq. Footage: **0.00** Bedrooms: **1** Zoning: **STRATA**
 Flood Plain: Bathrooms: **1** Gross Taxes: **\$1,605.05**
 Exposure: Full Baths: **1** For Tax Year: **2015**
 If new, GST/HST inc?: Half Baths: **0** Tax Inc. Utilities?: **No**
 P.I.D.: **029-183-774** Approval Req.?: Maint. Fee: **\$255.00**
 View: **Yes: MOUNTAINS AND CITY** Tour: **Virtual Tour URL**
 Mgmt. Co's Name: **Associa** Mgmt. Co #: **604-591-6060**
 Complex / Subdiv: **KITS WEST**
 Services Connctd: **Community, Electricity, Sanitary Sewer, Storm Sewer**

Style of Home: **Ground Level Unit**
 Construction: **Frame - Wood, Other**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **Baseboard, Radiant**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other, Tar & Gravel, Torch-On**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces: **0**
 # of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Garage; Underground**
 Locker:
 Dist. to Public Transit:
 Units in Development:
 Title to Land: **Freehold Strata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes: Upon Accepted Offer**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Mixed**
 Dist. to School Bus:
 Total Units in Strata: **56**

Maint Fee Inc: **Gardening, Hot Water**
 Legal: **PL EPS1696 LT 46 DL 192 LD 36**

Amenities: **Exercise Centre, Guest Suite**

Site Influences: **Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21' x 11'			x			x
Main	Kitchen	12' x 5'			x			x
Main	Master Bedroom	10' x 9'			x			x
Main	Den	6' x 5'			x			x
					x			x
					x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 610	# of Rooms: 4	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 610 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: 0	Bylaw Restrict: Pets Allowed, Rentals Allowed			5				Door Height:
Grand Total: 610 sq. ft.	Basement: None			6				
				7				
				8				

List Broker 1: **Sotheby's Int'l Realty Canada - Office: 604-632-3300** List Broker 2:
 List Sales Rep 1: **Ian Watt PREC* - Phone: 604-999-9426** **ianwatt@ianwatt.ca**
 List Sales Rep 2: 3: 3:
 Sell Broker 1:
 Sell Sales Rep 1: 2: 3:
 Owner: **C.W Rummel & K. Lee**
 Commission: **3.125% ON THE FIRST \$100,000 AND 1.1625% ON THE REMAINDER**
 Appointments: **Phone L.R. First**
 Call: **TEXT / EMAIL - DON'T CALL**
 Phone: **604-999-9426**
 Occupancy: **Tenant**

Realtor Remarks: **NO TOUCHBASE OR PARAGON MESSAGING. **** EMAIL OR TEXT 604-999-9426. Sizes Approximate buyer to verify. AS IS CONDITION / BUYER TO VERIFY SIZE, AGE, CONDITION AND ZONING. Showings are Wednesdays at 6 and Fridays at 2 by appointment only. TENANT LEAVING MARCH 15th.... !**

Penthouse in Kitsilano with city and mountain views! Excellent location, close to shopping, restaurants, parks, and schools. UBC & Downtown are easily accessible by personal and public transportation. This 1 bedroom, 9ft ceiling, top floor home looks and feels brand new; tenanted but its in pristine condition. Live in privacy without having to worry about neighbours upstairs. Bonus generously over-sized balcony will make you the envy of your friends. This ideal floor-plan contains a well placed designated dining area that seamlessly transitions into the living room, together forming the desirable open-concept popular among homeowners. Also comes with one parking. Pets and rentals welcome.