

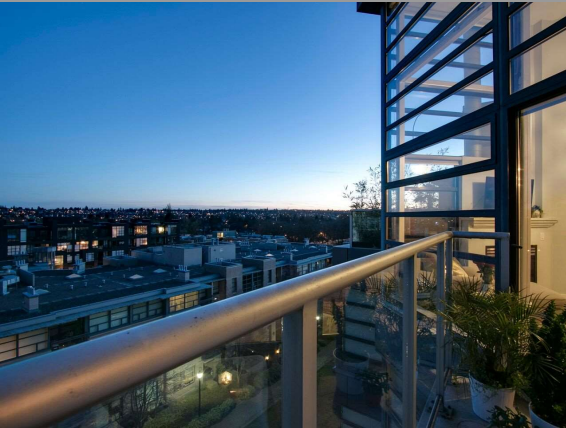
Active  
R2053899

Board: V  
Apartment/Condo

**PH3 2228 MARSTRAND AVENUE**

Vancouver West  
Kitsilano  
V6K 4T1

Residential Attached  
**\$565,000** (LP)  
(SP)



DOM: <b>1</b>	List Date: <b>4/4/2016</b>	Expiry Date: <b>8/31/2016</b>
Prev. Price: <b>\$0</b>	Original Price: <b>\$565,000</b>	Sold Date:
Meas. Type: <b>Feet</b>	Frontage (feet): <b>0.00</b>	Approx. Year Built: <b>1998</b>
Depth/Size:	Frontage (metres):	Age: <b>18</b>
Sq. Footage: <b>0.00</b>	Bedrooms: <b>1</b>	Zoning: <b>STRATA</b>
Flood Plain:	Bathrooms: <b>1</b>	Gross Taxes: <b>\$1,576.76</b>
Exposure:	Full Baths: <b>1</b>	For Tax Year: <b>2015</b>
If new, GST/HST inc?:	Half Baths: <b>0</b>	Tax Inc. Utilities?: <b>No</b>
P.I.D.: <b>024-101-109</b>	Approval Req.?:	Maint. Fee: <b>\$268.47</b>
View: <b>Yes: ARBUTUS WALK</b>		Tour:
Mgmt. Co's Name: <b>FIRST SERVICES</b>		Mgmt. Co #: <b>604-683-8900</b>
Complex / Subdiv: <b>THE SOLO</b>		
Services Connctd: <b>Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer</b>		

Style of Home: **Penthouse, Upper Unit**  
 Construction: **Concrete**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **Gas - Propane**  
 Fuel/Heating: **Baseboard**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Other, Tar & Gravel, Torch-On**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:  
 # of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access:  
 Parking: **Garage; Underground**  
 Locker: **N**  
 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: **176**

Maint Fee Inc: **Gardening, Hot Water**  
 Legal: **PL LMS3170 LT 90 DL 526 LD 36**

Amenities: **Exercise Centre**

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	12' x 10'			x			x
Main	Kitchen	10' x 7'			x			x
Main	Dining Room	7' x 7'			x			x
Main	Master Bedroom	10' x 9'			x			x
Main	Walk-In Closet	6' x 3'			x			x
Main	Flex Room	7' x 4'			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): <b>647</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>647 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: <b>0</b>	Bylaw Restrict: <b>Pets Allowed, Rentals Allowed</b>			5				Door Height:
Grand Total: <b>647 sq. ft.</b>	Basement: <b>None</b>			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: 2: 3:  
 Sell Sales Rep 1: 2: 3:  
 Owner: **M. E. B. Reburn**  
 Commission: **3.125% ON THE 1ST 100K AND 1.1625% ON THE REMAINDER**  
 Appointments: **Phone L.R. First**  
 Call: **TEXT/EMAIL - DON'T CALL**  
 Phone: **604-999-9426**  
 Occupancy: **Owner**

Realtor **NO TOUCHBASE OR PARAGON MESSAGING. \*\*\*\* EMAIL OR TEXT 604-999-9426. Sizes Approximate buyer to verify. AS IS CONDITION**  
 Remarks: **/BUYER TO VERIFY SIZE, AGE, CONDITION AND ZONING. Offers if any on Tuesday by 5:00 pm.**

**Arbutus Walk Penthouse with 14 foot ceilings! This amazing updated one bedroom penthouse with flex space feels much bigger than 647 square feet thanks to the floor to ceiling windows, views of the Arbutus Walk Green space below and the south facing sun soaked patio. Stay cozy in the winter with the gas fireplace and entertain your friends with the spacious open kitchen with stainless appliances. The Solo is a concrete building, with gym, bike room, and a protective strata. Pets and rentals welcome. Comes with 1 parking, in suite storage and portable a/c unit. Open Sunday 2 to 4.**