

Active

R2344931

Board: V

Townhouse

3 140 W 11TH AVENUE

Vancouver West

Mount Pleasant VW

V5Y 1S7

Residential Attached

\$899,000 (LP)

(SP)



Sold Date:

Meas. Type: **Feet**

Depth / Size (ft.):

Lot Area (sq.ft.): **0.00**

Flood Plain:

Council Apprv?: **No**

Exposure: **West**

If new, GST/HST inc?:

Mgmt. Co's Name: **Self Managed**

Mgmt. Co's Phone:

View: **No :**

Complex / Subdiv:

Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm**

Frontage (feet):

Frontage (metres):

Bedrooms: **2**

Bathrooms: **1**

Full Baths: **1**

Half Baths: **0**

Maint. Fee: **\$192.17**

Original Price: **\$899,000**

Approx. Year Built: **2008**

Age: **11**

Zoning: **RT-6**

Gross Taxes: **\$2,357.18**

For Tax Year: **2018**

Tax Inc. Utilities?: **No**

P.I.D.: **027-617-998**

Tour:

Style of Home: **Ground Level Unit**

Construction: **Frame - Wood**

Exterior: **Wood**

Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

Water Supply: **City/Municipal**

Fireplace Fuel:

Fuel/Heating: **Hot Water, Radiant**

Outdoor Area: **Patio(s)**

Type of Roof: **Asphalt**

Maint Fee Inc: **Garbage Pickup, Sewer**

Legal: **STRATA LOT 1, PLAN BCS3056, DISTRICT LOT 302, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Garden, In Suite Laundry, Storage**

Site Influences: **Central Location, Lane Access, Paved Road, Recreation Nearby, Shopping Nearby**

Features: **CltHwsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Microwave, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'1 x 14'1			x			x
Main	Dining Room	13'9 x 9'6			x			x
Main	Kitchen	10'2 x 8'9			x			x
Main	Master Bedroom	12'5 x 10'7			x			x
Main	Bedroom	12'7 x 11'			x			x
Main	Patio	12'7 x 9'4			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	995	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	995 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaws: No Restrictions, Pets Allowed, Rentals Allowed			5				Door Height:
Unfinished Floor:	0				6				
Grand Total:	995 sq. ft.	Basement: None			7				
					8				

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

Don't miss this!! Lovely garden suite has it all! Large West patio with a built in gas BBQ & afternoon sun! Appreciate the open spacious floor plan with lots of natural light. 10 years young, this home offers an open kitchen and eating bar with granite counters, S/S appliances, gas stove, & wood cabinetry. The dining room features a custom brick wall & contemporary chandelier! Enjoy a generous living room, with yet another interesting light fixture, & laminate hardwood floors! Two large bedrooms with lots of room for dressers & a built in closet organizer. Situated in the heart of desirable Mount Pleasant with easy walk to the sky train, City Hall, VGH, schools, shopping, restaurants. Easy to show anytime. Open Sat & Sun March 9&10 2-4 PM



Lovely garden suite with lots of natural light. Open, spacious floor plan with charming brick interior wall and patio. Fabulous Mount Pleasant location close to transit, schools, shopping and restaurants.

Offered at \$899,000



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L A U R I E

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RE/MAX

Select Properties

Independently Owned & Operated

#3-140 W. 11TH AVENUE,
VANCOUVER, B.C.



* TOTAL 995 SQ. FT.

PATIO 122 SQ. FT.

*Area calculations taken from:
Strata Plan BC89056 S.L.#1,
Dated: 20 August 2008

