features









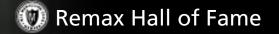




210 - 20200 56 AVENUE

INVESTORS! FIRST-TIME BUYERS! DOWN-SIZERS! THE BENTLEY - CUTE 1 BEDROOM, TWO DEN UPPER UNIT OVERLOOKING COURTYARD FRESHLY PAINTED, AND BRAND-NEW APPLIANCES! FRONT DEN HAS LOTS OF NATURAL LIGHT & COULD WORK AS OFFICE OR NURSERY-NO CLOSET SO NOT CALLED A BEDROOM. SECOND DEN ALSO FLEXES AS OFFICE OR STORAGE. SPACIOUS MASTER BEDROOM OPENS TO BALCONY & BOASTS WALK-IN CLOSET & ROOM FOR KING-SIZE BED. KITCHEN FEATURES STAINLESS APPLIANCES (SELF-CLEANING OVEN), & EATING BAR. LIVING RM OPENS TO GOOD-SIZE BALCONY & FEATURES GAS FIREPLACE (INCLUDED IN STRATA FEE). RENTALS & TWO PETS ALLOWED ANY SIZE! RAINSCREENED BUILDING, STORAGE LOCKER, UNDERGROUND PARKING. WALK TO PARK, SHOPS, TRANSIT, CAFES. VIEW BY APPOINTMENT - VACANT & EASY TO SHOW.

Тах	\$875.98
Maint.	\$283.59
Year Built	1997
Bedrooms	1
Bathrooms	1
Size ft ²	770



Tammy

604.307.4242 | Toll Free 1.888.707.3577 www.TammyEvans.com

ÉVANS PREC

R2259344					56 AVENUE					
Apartment/Co	ondo				ngley ley City					
					A 8S1					
			D	Depth/Size (ft.): Lot Area	Fronta Bedro Bathro		1		Approx. Yr Built: Age:	1997 21
			E FF	Flood Plain:	Full Ba	aths:	1		Zoning:	MF
HI FI HI				Rear Yard Exp:	Half Baths:		0		\$875.98	
					Maint.	Fee:	\$	283.59	For Tax Year:	2017
									P.I.D.: 023-974	-460
Carrier				Mgmt. Co's Name:	NAI					
				Mgmt. Co's Phone:	604-534-7974					
1 miles				View:	Yes: Courtyard					
				Complex / Subdiv:	The Bentley		anitan Ca			
				Services Connected:	21					0.1
Style of Home		•			Total Parking:			•	Parking Access	SIDE
Construction: Exterior:	Frame - Wo Brick Vinvi				Parking: Dist. to Transit:		ge; Underg ck Dist to		Visitor Parking	
Exterior: Foundation:	Brick,Vinyl Concrete P				Title to Land:		old Strata	SCHOOL	Dus.	
Rain Screen:	Full	enneter			Property Disc.:	Yes				
Renovations:	Partly				PAD Rental:	100				
# of Fireplaces	-				Fixtures Leased:	No				
Fireplace Fuel		ral			Fixtures Rmvd:	No				
Water Supply:	City/Munic	ipal			Floor Finish:	Lami	nate,Tile,W	all/Wall	/Mixed	
Fuel/Heating:	-									
Outdoor Area:	: Balcony(s)	1								
Type of Roof:	Asphalt									
Type of Roof: Maint Fee Inc:	-	g,Gas,Hot Wate	er,Manaç	gement						
	Gardening			gement 305; LD 36 TOGETH	ER WITH AN INTER	REST IN	I THE COM	MON		
Maint Fee Inc:	Gardening PL LMS30	34; LOT 42; LO	OT DIST	•		RESTIN	І ТНЕ СОМ	MON		
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Second den also flexes as office or storage. Spacious master bedroom opens to balcony & boasts walk-in closet & room for King-size bed. Kitchen features stainless appliances (self-cleaning oven), & eating bar. Living rm opens to good-size balcony & features gas fireplace (included in strata fee). RENTALS & two pets allowed ANY SIZE! Rainscreened building, storage locker, underground parking. Walk to Park, shops, transit, cafes. View by appointment - vacant & easy to show. **OPEN HOUSE SAT. April 28th 1 - 3 PM**

The enclosed information, while deemed to be correct, is not guaranteed. PREC* indicates 'Personal Real Estate Corporation'.