



Presented by:

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Active
R2045482

Board: V
Apartment/Condo

208 1867 W 3RD AVENUE

Vancouver West

Kitsilano

V6J 1K9

Residential Attached

\$379,900 (LP)

(SP)



Sold Date:

Meas. Type: **Feet**

Depth / Size (ft.):

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

Flood Plain:

Approval Req?: **No**

Exposure: **South**

If new, GST/HST inc?:

Mgmt. Co's Name: **Associa**

Mgmt. Co's Phone: **604-591-6060**

View:

Yes: Street view & Green outlook

Complex / Subdiv: **St. Claire Court**

Services Connected: **Electricity, Water**

Frontage (feet):

Frontage (metres):

Bedrooms: **1**

Bathrooms: **1**

Full Baths: **1**

Half Baths: **0**

Maint. Fee: **\$348.57**

Original Price: **\$379,900**

Approx. Year Built: **1975**

Age: **41**

Zoning: **RM-4**

Gross Taxes: **\$1,123.53**

For Tax Year: **2015**

Tax Inc. Utilities?: **No**

P.I.D.: **003-804-046**

Tour: **Virtual Tour URL**

Style of Home: **Upper Unit**
Construction: **Concrete**
Exterior: **Concrete, Glass**
Foundation: **Concrete Block**

Rain Screen:
Renovations:

Water Supply: **City/Municipal**

Fireplace Fuel:

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

Outdoor Area: **Patio(s)**

Type of Roof: **Other**

Reno. Year: **2016**

R.I. Plumbing:

R.I. Fireplaces:

of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1**
Parking: **Garage; Underground**

Parking Access: **Lane, Rear**

Locker: **Y**

Dist. to School Bus: **Close**

Total Units in Strata: **35**

Dist. to Public Transit: **Close**

Units in Development: **35**

Title to Land: **Freehold Strata**

Seller's Interest: **Registered Owner**

Property Disc.: **Yes**

Fixtures Leased: **No**

Fixtures Rmvd: **No**

Floor Finish: **Laminate**

Maint Fee Inc: **Garbage Pickup, Gardening, Heat, Hot Water, Management, Sewer, Water**
Legal: **PL VAS280 LT 16 DL 526 LD 36**

Amenities: **Elevator, Shared Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features: **Dishwasher, Garage Door Opener, Intercom, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'5 x 11'11			x			x
Main	Dining Room	8'9 x 7'4			x			x
Main	Kitchen	7' x 7'1			x			x
Main	Bedroom	12'6 x 10'2			x			x
Main	Foyer	7'1 x 4'11			x			x
Main	Patio	19' x 3'6			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	684	# 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: N	Dogs: N	3				Pool:
Finished Floor (Total):	684 sq. ft.	# or % of Rentals Allowed:	2		4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Not Allowed, Rentals Allwd w/Restrctns			5				Door Height:
Grand Total:	684 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **Keller Williams Black Diamond**

North of 4th - Rare, concrete low rise in Highly desirable area of Kits with large South facing patio. Newly renovated 1 bedroom unit with new bathroom, new flooring, freshly painted and new Casear stone Quartz countertops in the kitchen with the undermount sink. The building, St Claire Court, has recently updated exterior windows and is set to finish re-piping in early June - all paid for by the seller. With no pets allowed and rentals restricted to just 2, St Claire Court is a building where you will know your neighbours and if it's even possible in Kits - might be a little on the quiet side.. This is the turn key home you've been waiting for! Open House Saturday & Sunday March 19th & 20th, 1-4pm both days.