



Presented by:
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Active
R2056687

Board: V
 Apartment/Condo

218 2025 W 2ND AVENUE

Vancouver West
 Kitsilano
 V6J 1J6

Residential Attached

\$369,900 (LP)
 (SP)



Sold Date:	Frontage (feet):	Original Price: \$369,900
Meas. Type:	Frontage (metres):	Approx. Year Built: 1970
Depth / Size (ft.):	Bedrooms: 1	Age: 46
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: RM-4
Flood Plain:	Full Baths: 1	Gross Taxes: \$1,165.60
Approval Req?: No	Half Baths: 0	For Tax Year: 2015
Exposure: Southeast	Maint. Fee: \$276.95	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 003-264-203
Mgmt. Co's Name: Re/Max Commercial		Tour:
Mgmt. Co's Phone: 604-821-2999		
View: Yes: Green Outlook		
Complex / Subdiv: The Seabreeze		
Services Connected: Electricity, Water		

Style of Home: **Ground Level Unit**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **None**
 Fuel/Heating: **Baseboard**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Torch-On**

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

Total Parking: **1** Covered Parking:
 Parking: **Open** Parking Access: **Lane, Rear**
 Locker: **Y**
 Dist. to Public Transit: **Close**
 Units in Development: **61**
 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: **Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management, Sewer, Water**
 Legal: **PL VAS61 LT 21 DL 526 LD 36**

Amenities: **Bike Room, Shared Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **Dishwasher, Intercom, Refrigerator, Smoke Alarm, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 12'			x			x
Main	Dining Room	7' x 7'			x			x
Main	Kitchen	9' x 6'			x			x
Main	Bedroom	10' x 11'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 650	# 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	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total): 650 sq. ft.	# or % of Rentals Allowed: 100			4				Garage Sz:
	Bylaw Restrict: Pets Allowed, Rentals Allowed			5				Door Height:
Unfinished Floor: 45				6				
Grand Total: 695 sq. ft.	Basement: None			7				
				8				

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

Enviably North of 4th location in the heart of beautiful Kitsilano! Large 1 bedroom, garden level, SE facing corner unit is warm and bright - windows for everyone! Newer laminate flooring throughout, huge bedroom, separate dining area off the galley kitchen and a living room that will accommodate large furniture. Enjoy summer days from your own patio and spend your evenings on the common, private roof top deck that over looks the beauty that is Kits. Building improvements include new pipes in 2015, newer roof and balconies, update elevator, parkade membrane, cedar siding as well as the lobby and hallways. Pets and Rentals allowed. OPEN HOUSE - Saturday and Sunday, April 16th and 17th, 2-4pm.