



**STAN VAN WOERKENS**

**604.306.2550**

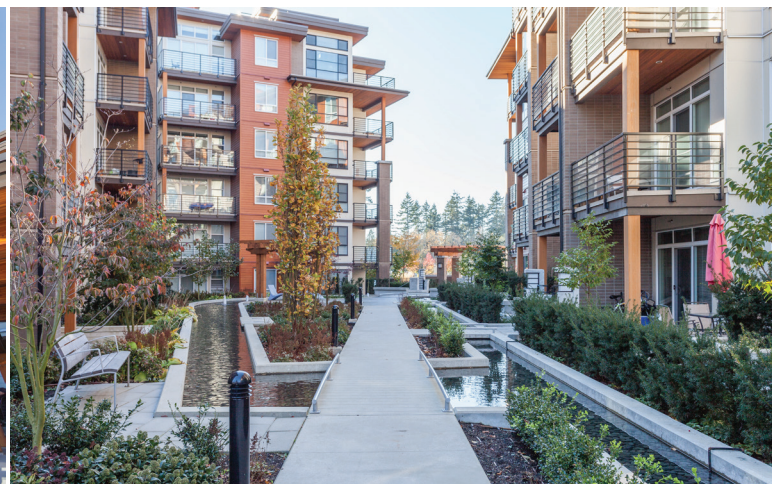
stanvanwoerkens@remax.net

stanvanwoerkens.com

**SWW**



**618 - 5983 Gray Avenue, Vancouver, BC**



**\$685,000**

824 sq. ft apartment  
Taxes: \$1,443.91

2 Bedrooms  
2 Bathrooms

In-suite Laundry  
Radiant Heat

**Exceptional Service - Expertise - Exceeding Expectations**

**RE/MAX Crest Realty** 101 - 2609 Westview Drive, North Vancouver, BC V7N 4M2  
Each office independently owned and operated.

**stanvanwoerkens.com**



# 618 - 5983 Gray Avenue, Vancouver, BC

<b>Active</b> <b>R2013143</b> Board: V Apartment/Condo		<b>618 5983 GRAY AVENUE</b> Vancouver West University VW V6S 0A9		Residential Attached <b>\$685,000 (LP)</b> (SP) 																																																																																																		
		Sold Date: Meas. Type: Depth / Size (ft.): Lot Area (sq.ft.): <b>0.00</b> Flood Plain: Approval Req?: Exposure: <b>Northwest</b> If new, GST/HST inc?:		Frontage (feet): Frontage (metres): Bedrooms: <b>2</b> Bathrooms: <b>2</b> Full Baths: <b>2</b> Half Baths: <b>0</b> Maint. Fee: <b>\$252.23</b>																																																																																																		
		Approx. Year Built: <b>2013</b> Age: <b>2</b> Zoning: <b>APT</b> Gross Taxes: <b>\$1,443.91</b> For Tax Year: <b>2015</b> Tax Inc. Utilities?: <b>No</b> P.I.D.: <b>029-123-607</b>																																																																																																				
		Mgmt. Co's Name: <b>ASSOCIA BRITISH COLUMBIA</b> Mgmt. Co's Phone: <b>604-257-0325</b> View: <b>Yes: COURTYARD - WATER GARDEN</b> Complex / Subdiv: <b>SAIL</b> Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>																																																																																																				
		Style of Home: <b>Upper Unit</b> Construction: <b>Frame - Wood</b> Exterior: <b>Brick, Mixed, Wood</b> Foundation: <b>Concrete Perimeter</b> Rain Screen: Renovations: <b>Partly</b> Water Supply: <b>City/Municipal</b> Fireplace Fuel: Fuel/Heating: <b>Radiant</b> Outdoor Area: <b>Balcony(s)</b> Type of Roof: <b>Tar &amp; Gravel</b>		Total Parking: Covered Parking: <b>1</b> Parking Access: <b>Front</b> Parking: <b>Garage; Underground, Visitor Parking</b> Locker: <b>Y</b> Dist. to Public Transit: <b>1 BLOCK</b> Units in Development: <b>172</b> Title to Land: <b>Leasehold prepaid-Strata</b> Seller's Interest: <b>Registered Owner</b> Property Disc.: <b>Yes</b> Fixtures Leased: <b>No</b> Fixtures Rmvd: <b>No</b> Floor Finish: <b>Laminate, Mixed</b>																																																																																																		
		Maint Fee Inc: <b>Electricity, Garbage Pickup, Gardening, Heat, Management, Recreation Facility, Sewer, Snow removal, Water</b> Legal: <b>PL EPS1525 LT 79 DL 6494 LD 36</b> Amenities: <b>Bike Room, In Suite Laundry, Storage</b> Site Influences: <b>Central Location, Gated Complex, Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby</b> Features: <b>ClthWsh/Dryr/Frdg/Stve/DW, Compactor - Garbage, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Microwave, Oven-Built In, Range Top, Smoke Alarm</b>																																																																																																				
		<table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Floor</th> <th>Type</th> <th>Dimensions</th> </tr> </thead> <tbody> <tr><td>Main</td><td>Living Room</td><td>11'6 x 11'2</td><td></td><td></td><td>x</td><td></td><td></td><td>x</td></tr> <tr><td>Main</td><td>Dining Room</td><td>11'6 x 10'0</td><td></td><td></td><td>x</td><td></td><td></td><td>x</td></tr> <tr><td>Main</td><td>Kitchen</td><td>8'2 x 9'1</td><td></td><td></td><td>x</td><td></td><td></td><td>x</td></tr> <tr><td>Main</td><td>Master Bedroom</td><td>11'3 x 11'7</td><td></td><td></td><td>x</td><td></td><td></td><td>x</td></tr> <tr><td>Main</td><td>Bedroom</td><td>9'6 x 9'6</td><td></td><td></td><td>x</td><td></td><td></td><td>x</td></tr> <tr><td>Main</td><td>Laundry</td><td>2'8 x 2'3</td><td></td><td></td><td>x</td><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td><td></td><td></td><td>x</td><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td><td></td><td></td><td>x</td><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td><td></td><td></td><td>x</td><td></td><td></td><td>x</td></tr> <tr><td></td><td></td><td>x</td><td></td><td></td><td>x</td><td></td><td></td><td>x</td></tr> </tbody> </table>		Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions	Main	Living Room	11'6 x 11'2			x			x	Main	Dining Room	11'6 x 10'0			x			x	Main	Kitchen	8'2 x 9'1			x			x	Main	Master Bedroom	11'3 x 11'7			x			x	Main	Bedroom	9'6 x 9'6			x			x	Main	Laundry	2'8 x 2'3			x			x			x			x			x			x			x			x			x			x			x			x			x			x
		Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions																																																																																												
		Main	Living Room	11'6 x 11'2			x			x																																																																																												
		Main	Dining Room	11'6 x 10'0			x			x																																																																																												
		Main	Kitchen	8'2 x 9'1			x			x																																																																																												
Main	Master Bedroom	11'3 x 11'7			x			x																																																																																														
Main	Bedroom	9'6 x 9'6			x			x																																																																																														
Main	Laundry	2'8 x 2'3			x			x																																																																																														
		x			x			x																																																																																														
		x			x			x																																																																																														
		x			x			x																																																																																														
		x			x			x																																																																																														
<table border="1"> <thead> <tr> <th>Finished Floor (Main):</th> <th>824</th> <th># of Rooms: 6</th> <th># of Kitchens: 1</th> <th># of Levels: 1</th> <th>Bath</th> <th>Floor</th> <th># of Pieces</th> <th>Ensuite?</th> <th>Outbuildings</th> </tr> </thead> <tbody> <tr> <td>Finished Floor (Above):</td> <td>0</td> <td colspan="3">Crawl/Bsmt. Height:</td> <td>1</td> <td>Main</td> <td>4</td> <td>Yes</td> <td>Barn:</td> </tr> <tr> <td>Finished Floor (Below):</td> <td>0</td> <td colspan="3">Restricted Age:</td> <td>2</td> <td>Main</td> <td>3</td> <td>No</td> <td>Workshop/Shed:</td> </tr> <tr> <td>Finished Floor (Basement):</td> <td>0</td> <td colspan="3"># of Pets:</td> <td>3</td> <td></td> <td></td> <td></td> <td>Pool:</td> </tr> <tr> <td>Finished Floor (Total):</td> <td>824 sq. ft.</td> <td colspan="3"># or % of Rentals Allowed:</td> <td>4</td> <td></td> <td></td> <td></td> <td>Garage Sz:</td> </tr> <tr> <td></td> <td></td> <td colspan="3">Bylaw Restrict: <b>No Restrictions</b></td> <td>5</td> <td></td> <td></td> <td></td> <td>Door Height:</td> </tr> <tr> <td>Unfinished Floor:</td> <td>0</td> <td colspan="3"></td> <td>6</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Grand Total:</td> <td>824 sq. ft.</td> <td colspan="3">Basement: <b>None</b></td> <td>7</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td colspan="3"></td> <td>8</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		Finished Floor (Main):	824	# 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	Yes	Barn:	Finished Floor (Below):	0	Restricted Age:			2	Main	3	No	Workshop/Shed:	Finished Floor (Basement):	0	# of Pets:			3				Pool:	Finished Floor (Total):	824 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:			Bylaw Restrict: <b>No Restrictions</b>			5				Door Height:	Unfinished Floor:	0				6					Grand Total:	824 sq. ft.	Basement: <b>None</b>			7										8															
Finished Floor (Main):	824	# 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	Yes	Barn:																																																																																													
Finished Floor (Below):	0	Restricted Age:			2	Main	3	No	Workshop/Shed:																																																																																													
Finished Floor (Basement):	0	# of Pets:			3				Pool:																																																																																													
Finished Floor (Total):	824 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:																																																																																													
		Bylaw Restrict: <b>No Restrictions</b>			5				Door Height:																																																																																													
Unfinished Floor:	0				6																																																																																																	
Grand Total:	824 sq. ft.	Basement: <b>None</b>			7																																																																																																	
					8																																																																																																	
Listing Broker(s): <b>RE/MAX Crest Realty</b> <b>Sail, in Wesbrook Village, UBC by Adera. A collection of residences and shops on Vancouver's West Side-UBC. This interior Water Garden and Court Yard facing 824 sq. ft. 2 bedroom, 2 bath suite offers and efficient layout with open floor plan and higher ceilings. Features brand new German engineered floors throughout. Modern gourmet kitchen with quartz counter tops, stainless steel upgraded appliances, including induction cook top. In close proximity to UBC main campus and various facilities, Save-On-Foods, restaurants, coffee shops and Wesbrook Community Centre. Excellent school catchments: University Hill Elementary and Secondary School. Great value to own or invest. Public Open House Sunday November 08 1:30-4:00pm.</b>																																																																																																						

REA Full Public

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

## Exceptional Service - Expertise - Exceeding Expectations



# STAN VAN WOERKENS

604.306.2550

stanvanwoerkens@remax.net  
stanvanwoerkens.com

# SWW



## SHOPS & SERVICES

- 03 Save-On-Foods
- 04 Hot Box Yoga
- 05 BC Liquor Store
- 07 Royal Bank
- 08 Murchie's Fine Tea
- 10 Careville Health
- 12 Kabro Salon
- 13 University Barbershop
- 14 More Bikes
- 15 A Perfect 10 Nail Spa
- 16 Wesbrook Eyecare Optometry
- 20 Mozart School of Music
- 21 Running Room

## COMMUNITY

- 22 InsureBC
- 23 Wesbrook Village Dental Centre
- 28 Éliane's Hair + Spa
- 29 Rogers' Chocolates

## EAT & DRINK

- 06 Chef Hung Taiwanese Beef Noodle
- 11 Doughgirls Comfort Kitchen & Bakeshop
- 17 BierCraft Restaurant
- 18 Blenz Coffee
- 19 Togo Sushi
- 24 Jugo Juice
- 25 Menchie's Frozen Yogurt

## INFORMATION

- 01 University Hill Secondary School
- 02 Wesbrook Community Centre
- 04 UBC Faculty – Staff Housing & Relocation Services
- 04 UBC Properties Trust
- 26 Wesbrook Welcome Centre
- 27 University Neighbourhoods Association
- 27 Wesbrook Properties
- 27 Village Gate Homes

Walk Score  
**61**

**Somewhat Walkable**  
Some errands can be accomplished on foot.

Transit Score  
**63**

**Good Transit**  
Many nearby public transportation options.

## Exceptional Service - Expertise - Exceeding Expectations

**RE/MAX Crest Realty** 101 - 2609 Westview Drive, North Vancouver, BC V7N 4M2  
Each office independently owned and operated.

stanvanwoerkens.com