

Vancouver West, Fairview VW
 # 104 1640 W 11TH AV, V6J 2B9

MLS# V834294

Residential Attached
 Active



List Price: \$429,900 Days on Mkt: 1
 List Date: 31-May-10 Expiry Date: 01-Sep-10
 Subdiv/Complex: HERITAGE HOUSE
 Previous Price: Frontage: PID: 003-628-183
 Original Price: \$429,900 Frontage Metric: Approx Yr Blt: 1975
 Meas. Type: Bedrooms: 1 Age at List Date: 35
 Depth/Size: Bathrooms: 1 Type: Apartment/Cond
 Lot Size SqFt: 0.00 Full Baths: 1 Zoning: MF
 Exposure: Half Baths: 0 Taxes: \$1,392 (2009)
 Stories in Bldg: 3 Apprvl Req'd: No GST Incl:
 Fixtures Lsd: Flood Plain: Tax Incl Utils: No
 Fixt Rem:
 View:

Style of Home: Ground Level Unit Total Parking: Covered Parking: 1
 Construction: Brick, Frame - Wood, Other Parking Access: Front
 Foundation: Concrete Perimeter Parking Facilities: Garage; Underground
 Exterior: Brick, Stucco, Wood
 Rain Screen: R/I Plumbing:
 Type of Roof: Tar & Gravel, Other Dist to Public Trans: Dist to School/Bus:
 Renovations: Partly Reno Year: 2009 Units in Development: 18 Total Units in Strata: 18
 Flooring: Hardwood Locker:
 Water Supply: City/Municipal Possession:
 Heat/Fuel: Electric, Natural Gas Title to Land: Freehold Strata
 No. of Fireplaces: 1 R/I Fireplaces: Seller's Interest: Registered Owner
 Fireplace Fuel: Gas - Natural Mortgage Info: \$0
 Outdoor Area: Patio(s) Property Disclosure: Yes
 Mgmt. Co's Name: DODWELL Bylaw Restrictions: Pets Not Allowed, Rentals Allowed w/Restrictions
 Mgmt. Co's Phone: 604-699-5255 Maint Fee: \$277.74

Maint Charge Incl: Gardening, Garbage Pickup, Gas, Hot Water, Management

Legal: SL 3 DL 526 LD 36 SP VAS 181 UNDIV 951/16150 SHARE IN COM PROP THERIN
 Amenities: None
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Microwave

Site Influences: CENTR, RECNR Services Con: COMM

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 16'2			X			X
Main F.	Kitchen	7'7 X 13'5			X			X
Main F.	Master Bedroom	10'5 X 12'3			X			X
Main F.	Laundry	5'2 X 4'8			X			X
Main F.	Den	8'8 X 10'8			X			X
Main F.	Patio	12'6 X 13'8			X			X
					X			X
					X			X
					X			X

Floor Area (SqFt): Total # Rooms: 6 Bathrooms
 Finished Floor Area Main: 780 Finished Levels: 1 1 4 Piece; Ensuite: N; Level: Main F.
 Finished Floor Area Up: 0 Basement Area: None 2
 Finished Floor Area Down: 0 3
 Finished Floor Area Bsmt: 0 Bsmt Height: 4
 Total Finished Floor Area: 780 Restricted Age: 5
 Unfinished Floor Area: 0 # Pets / Cats; Dogs: 6
 Grand Total Floor Area: 780 # or % Rentals: 7
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Listing Broker 1: TRG-The Residential Group Rlty 604-629-6100 Appointments: Phone L.R. First
 Listing Sales Rep 1: Bruce McCoubrey bruce@dreamcityhomes.com 778-233-3777 For Appts Call: Bruce McCoubrey
 Listing Broker 2: Appointment Ph: 778-233-3777
 Listing Sales Rep 2/3:
 Selling Broker: Occupancy: Owner
 Selling Sales Rep: Owner: S. LAWRENCE/C. NASH
 Selling Broker 2:
 Selling Sales Rep 2/3:
 Commission: 3.22% -1ST \$100,000/1.16% BAL

Realtor Remarks: All measurements approximate, buyer to verify. Parking common property-stall and locker assigned by strata.
 Photos: www.dreamcityhomes.com/insight No touchbase please.

Contemporary meets classic in this completely renovated, spacious 1 bed & Large den, plus 170 sf south facing garden patio, just steps to South Granville shopping. Sleek, modern kitchen includes high end E/E brushed S/S appliances w/extended cupboard space & Corian counters. 8x10 den easily converts to office or queen sleeping area. Heated laundry room w/new front loading Bosch HE washer & dryer adjoins stylish 4-piece bathroom. Large sunken living room leads to BBQ patio surrounded by beautiful, lush, private gardens for summer entertaining. Modern lighting, well arranged storage, hardwood floors & elegant moldings throughout. 10 mins walk to Kits, G-Island, downtown. 1 parking & locker in this solid older building w/new roof.