

**R2944186** Vancouver West (SP)  
 Board: V, Attached Fairview VW  
 Apartment/Condo V5Z 4L2



Days on Market: **77** List Date: **11/8/2024** Seller's Acceptance Date:  
 Orig. Price: **\$1,588,000** Expiry Date: **11/8/2025** Subject Removal Date:  
 Prev. Price: **\$0** Completion Date:

Meas. Type: If new,GST/HST inc?: **No** Approx. Year Built: **1990**  
 Frontage (feet): **0.00** Bedrooms: **2** Age: **35**  
 Frontage (metres): Bathrooms: **2** Zoning: **CD-1**  
 Depth/Size: Full Baths: **2** Gross Taxes: **\$3,769.58**  
 Sq. Footage: Half Baths: **0** For Tax Year: **2024**  
 Flood Plain: **No** P.I.D.: **014-402-394** Tax Inc. Utilities?:  
 View: **Yes : city** Tour:  
 Complex / Subdiv:  
 First Nation Reserve:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey**  
 Construction: **Concrete Frame**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**  
 Renovations:  
 #of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Electric**  
 Fuel/Heating: **Electric**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Other**

Total Parking: **2** Covered Parking: **2** Parking Access:  
 Parking: **Garage Underbuilding**  
 Dist. to Public Transit: Dist. to School Bus:  
 Title to Land: **Freehold Strata** Land Lease Expiry Year:  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes:**  
 Fixtures Leased: :  
 Fixtures Rmvd: :  
 Floor Finish: **Hardwood**

Legal: **STRATA LOT 68, PLAN VAS2443, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1** Municipal Charges

Amenities: **Exercise Centre, Garden, Pool; Indoor**  
 Site Influences: **Adult Oriented, Recreation Nearby, Shopping Nearby, Treed**  
 Features: **CltHwsh/Dryr/Frdg/Stve/DW**  
 Garbage:  
 Water:  
 Dyking:  
 Sewer:  
 Other:

Finished Floor (Main): <b>1,383</b>	Units in Development:	Tot Units in Strata:	Locker: <b>No</b>
Finished Floor (Above): <b>0</b>	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name:	Mgmt. Co's #:	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$787.05</b>	Council/Park Apprv:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Water</b>		
Finished Floor (Total): <b>1,383 sq. ft.</b>	Bylaw Restrictions: <b>Pets Allowed</b>	# of Pets:	Cats: Dogs:
Unfinished Floor: <b>0</b>	Restricted Age:		
Grand Total: <b>1,383sq. ft.</b>	# or % of Rentals Allowed:		
Suite:	Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>		
Basement: <b>None</b>	Short Term Lse-Details:		
Crawl/Bsmt. Ht:			
# of Kitchens: <b>1</b>			
# of Levels: <b>1</b>			
# of Rooms: <b>8</b>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	#Pieces	Ensuite?
Main	Living Room	18'9 x 20'5			x	1	Main	4	Yes
Main	Dining Room	13'3 x 8'2			x	2	Main	4	Yes
Main	Kitchen	8'1 x 10'1			x	3			
Main	Primary Bedroom	15'1 x 14'3			x	4			
Main	Bedroom	10'6 x 12'3			x	5			
Main	Office	6'7 x 8'1			x	6			
Main	Other	3'1 x 11'11			x	7			
Main	Nook	5'6 x 11'8			x	8			

List Broker 1: **Luxmore Realty - OFC: 604-730-1111** List Broker 3: **sarina0099@gmail.com**  
 List Desig Agt 1: **Sarina Han PREC\* - Phone: 778-882-0099**  
 List Broker 2: **3**  
 List Desig Agt 2: **3**  
 Buyer's Broker 1: **2**  
 Buyer's Agent 1: **3:**  
 Owner: **\*\*Privacy Protected\*\* NORMAN WILLIAM ABRAMOVICH**  
 Commission: **3.255% OF 1ST \$100K & 1.1625% ON BALANCE**  
 Appointments: **Touchbase**  
 Call: **Kevin**  
 Phone: **604-726-0401**  
 Occupancy: **Tenant**

Realtor **All measurement are approx. Buyer to verify if important.**  
 Remarks:

**Location is key in real estate, and this outstanding south-facing suite demonstrates it beautifully. It features a spacious master bedroom with a large walk-in closet, and an ensuite bathroom with double sinks and a jacuzzi. The suite also includes two solariums offering panoramic views, a delightful breakfast nook with a bay window, in-suite laundry, and two secured underground parking spots. Its thoughtfully crafted layout suits any decor style. Ideally situated just 30 seconds from Safeway, restaurants, City Hall, city square, shops, and is particularly close to VGH and UBC University. It's an excellent option for investors, first-time buyers, young families, and the elderly.**