



Presented by:
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Active
R2156801
 Board: V
 Townhouse

2208 ST. GEORGE STREET
 Vancouver East
 Mount Pleasant VE
 V5T 3R2

Residential Attached
\$748,800 (LP)
 (SP)



Sold Date: _____ Frontage (feet): _____ Original Price: **\$748,800**
 Meas. Type: **Feet** Frontage (metres): _____ Approx. Year Built: **1996**
 Depth / Size (ft.): _____ Bedrooms: **2** Age: **21**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RM-4**
 Flood Plain: _____ Full Baths: **1** Gross Taxes: **\$1,535.34**
 Approval Req?: _____ Half Baths: **1** For Tax Year: **2016**
 Exposure: **West** Maint. Fee: **\$234.90** Tax Inc. Utilities?: _____
 If new, GST/HST inc?: _____ P.I.D.: **023-551-941**
 Mgmt. Co's Name: **SELF MANAGED** Tour: _____
 Mgmt. Co's Phone: _____
 View: **Yes: MOUNTAIN AND SOME CITY VIEWS**
 Complex / Subdiv: **ST. GEORGE PLACE**
 Services Connected: **Electricity, Water**

Style of Home: **2 Storey, Upper Unit**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen: _____
 Renovations: **Partly**
 Water Supply: **City/Municipal**
 Fireplace Fuel: _____
 Fuel/Heating: **Electric**
 Outdoor Area: **None**
 Type of Roof: **Wood**

Reno. Year: **2017**
 R.I. Plumbing: _____
 R.I. Fireplaces: _____
 # of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: _____
 Parking: **Garage Underbuilding, Garage, Underground**
 Locker: **Y**
 Dist. to Public Transit: _____
 Units in Development: _____
 Title to Land: **Freehold Strata**
 Dist. to School Bus: _____
 Total Units in Strata: **10**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood**

Maint Fee Inc: **Garbage Pickup, Gardening, Sewer**
 Legal: **PL LMS2550 LT 8 DL 264A LD 36**

Amenities: **Bike Room, In Suite Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 10'4			x			x
Main	Kitchen	14'8 x 9'6			x			x
Above	Dining Room	9' x 5'10			x			x
Above	Master Bedroom	16'3 x 10'4			x			x
Above	Bedroom	10'5 x 9'11			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	463	# of Rooms:	5	# of Kitchens:	1	# of Levels:	3	Bath	1	Floor	Above	# of Pieces	4	Ensuite?	No	Outbuildings
Finished Floor (Above):	435	Crawl/Bsmt. Height:						2	Main	2	No				Barn:	
Finished Floor (Below):	61	Restricted Age:						3							Workshop/Shed:	
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		4							Pool:	
Finished Floor (Total):	959 sq. ft.	# or % of Rentals Allowed:	2					5							Garage Sz:	
Unfinished Floor:	0	Bylaw Restrict:	Pets Allowed w/Rest., Rentals Allwd w/Restrctns					6							Door Height:	
Grand Total:	959 sq. ft.	Basement:	None					7								
								8								

Listing Broker(s): **RE/MAX Real Estate Services**

Beautifully renovated 2 level, 2 bedroom townhome in the heart of Mt. Pleasant. Located in the friendliest heritage, boutique strata around, this lovely 959 sqft home has recently been updated with a sleek, modern open kitchen, new appliances, new pot lighting, new doors, fresh paint, renovated bathrooms, beautiful built-in cabinet and stunning cedar feature wall and trim. Also featuring city and mountain views from all windows, bay window seat, clawfoot tub and hardwood floors. Comes with 1 parking and large storage locker. 2 small pets allowed. Rentals are at max. Come see how great this home is for yourself! Sneak Peek: Thurs., April 20, 5-7. Open Houses: Sat and Sun, April 22 & 23, 2-4.