



Presented by:
Charles Bilash
 Blu Realty
 Phone: 604-617-2947
<https://www.bilashandcharron.com>
charles@charlesbilash.com



Active Residential Attached
R2399137 **\$439,900** (LP)
 Board: V (SP)
 Apartment/Condo **303 1717 W 13TH AVENUE**
 Vancouver West
 Fairview VW
 V6J 2H2



Sold Date: _____ Frontage (feet): _____ Original Price: **\$439,900**
 Meas. Type: **Feet** Frontage (metres): _____ Approx. Year Built: **1971**
 Depth / Size (ft.): _____ Bedrooms: **1** Age: **48**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **RM-3**
 Flood Plain: _____ Full Baths: **1** Gross Taxes: **\$989.39**
 Council Apprv?: _____ Half Baths: **0** For Tax Year: **2019**
 Exposure: _____ Maint. Fee: **\$177.94** Tax Inc. Utilities?: _____
 If new, GST/HST inc?: _____ P.I.D.: **003-316-319**
 Mgmt. Co's Name: **Century 21** Tour: _____
 Mgmt. Co's Phone: **604-273-1745**
 View: _____
 Complex / Subdiv: **PRINCETON MANOR**
 Services Connected: **Community, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

| | | |
|--|--|---|
| Style of Home: Other, Upper Unit Construction: Frame - Wood Exterior: Brick, Mixed, Wood Foundation: Concrete Perimeter Rain Screen: _____ Renovations: _____ Water Supply: City/Municipal Fireplace Fuel: _____ Fuel/Heating: Hot Water Outdoor Area: Balcony(s) Type of Roof: Tar & Gravel, Torch-On | Reno. Year: _____ R.I. Plumbing: _____ Metered Water: _____ R.I. Fireplaces: _____ # of Fireplaces: 0 | Total Parking: 1 Covered Parking: _____ Parking Access: Lane Parking: Open Dist. to Public Transit: _____ Units in Development: 45 Title to Land: Freehold Strata Property Disc.: Yes Fixtures Leased: _____ Fixtures Rmvd: _____ Floor Finish: _____ |
| Locker: Y Dist. to School Bus: _____ Total Units in Strata: 45 | | |

Maint Fee Inc: **Gardening, Hot Water, Management**
 Legal: **STRATA LOT 44, PLAN VAS87, 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 OR V, AS APPROPRIATE**
 Amenities: **Elevator, Shared Laundry, Storage**

Site Influences:
 Features:

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-------------|-------------|-------|------|------------|-------|------|------------|
| Main | Living Room | 9'6 x 9'1 | | | x | | | x |
| Main | Kitchen | 10'11 x 6'5 | | | x | | | x |
| Main | Dining Room | 10' x 5'9 | | | x | | | x |
| Main | Den | 5'1 x 5' | | | x | | | x |
| Main | Foyer | 7'7 x 3'8 | | | x | | | x |
| Main | Bedroom | 10'5 x 6'4 | | | x | | | x |
| Main | Other | 9'5 x 4' | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |

| | | |
|--|---|--|
| Finished Floor (Main): 439 Finished Floor (Above): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 439 sq. ft. | # of Rooms: 7 # of Kitchens: 1 # of Levels: 1 Bath: 1 Floor: Main # of Pieces: 4 Ensuite?: No Crawl/Bsmt. Height: _____ Restricted Age: _____ # of Pets: _____ Cats: _____ Dogs: _____ # or % of Rentals Allowed: _____ Bylaws: Pets Not Allowed, Rentals Allwd w/Restrctns Basement: None | Outbuildings Barn: _____ Workshop/Shed: _____ Pool: _____ Garage Sz: _____ Grg Dr Ht: _____ |
| Unfinished Floor: 0 Grand Total: 439 sq. ft. | | |

Listing Broker(s): **Blu Realty** **Blu Realty**

Beautiful renovated home so perfect for your first home or BONUS even to Investors as you can rent it out for great potential in this great neighborhood! Top floor, quiet, with a beautiful east outlook with a whole new kitchen and open layout; light and bright durable laminate flooring, bathroom details with new vanity and storage. Great space to accommodate queen bed tucked away for living room and dining room entertainment. East exposure from the generous deck and comes complete with parking and storage. Come view this Open House August 24th & 25th Sat- Sun 2-4PM