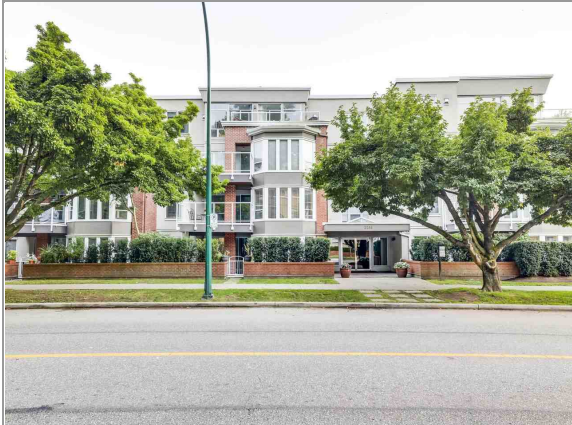




Presented by:
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Active **R2504845** **105 2288 W 12TH AVENUE** Residential Attached
 Board: V Vancouver West **\$1,189,000** (LP)
 Apartment/Condo Kitsilano V6K 4R2 (SP)



Sold Date: Frontage (feet): Original Price: **\$1,189,000**
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **1991**
 Depth / Size (ft.): Bedrooms: **2** Age: **29**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **C-7**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$3,109.99**
 Council Apprv?: Half Baths: **0** For Tax Year: **2020**
 Exposure: Maint. Fee: **\$574.67** Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **017-659-949**
 Tour:
 Mgmt. Co's Name: **Associa**
 Mgmt. Co's Phone: **604-591-6060**
 View: :
 Complex / Subdiv:
 Services Connected: **Natural Gas, Water**
 Sewer Type: **City/Municipal**

Style of Home: Inside Unit, Other	Total Parking: 2	Covered Parking: 2	Parking Access: Lane
Construction: Concrete Frame, Frame - Wood	Parking: Garage; Underground	Locker: N	Dist. to School Bus:
Exterior: Brick, Mixed, Wood	Dist. to Public Transit:	Dist. to School Bus:	Total Units in Strata: 46
Foundation: Concrete Perimeter	Units in Development: 46		
Rain Screen: Full	Title to Land: Freehold Strata		
Renovations:	Property Disc.: Yes		
Water Supply: City/Municipal	Fixtures Leased: :		
Fireplace Fuel: Gas - Natural	Fixtures Rmvd: :		
Fuel/Heating: Electric	Floor Finish:		
Outdoor Area: Patio(s)			
Type of Roof: Torch-On			

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Management**
 Legal: **STRATA LOT 5, PLAN LMS265, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, UNDIV 286/10000 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT**
 Amenities: **Bike Room, Guest Suite, In Suite Laundry**

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'3 x 17'			x			x
Main	Dining Room	12'8 x 9'11			x			x
Main	Kitchen	12'7 x 9'1			x			x
Main	Foyer	9'6 x 5'1			x			x
Main	Bedroom	11'10 x 10'1			x			x
Main	Master Bedroom	13'10 x 20'5			x			x
Main	Laundry	12'9 x 5'6			x			x
Main	Patio	11'4 x 5'7			x			x
Main	Patio	24'7 x 8'3			x			x
		x			x			x

Finished Floor (Main):	1,371	# of Rooms: 9	# 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	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Yes	Dogs: No	3				Pool:
Finished Floor (Total):	1,371 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest., Rentals Not Allowed			5				Grg Dr Ht:
Grand Total:	1,371 sq. ft.	Basement: None			6				
					7				
					8				

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

Sunny south facing rare large private home with a generous sunny patio and extra l room sizes everywhere in an extremely well cared for building. This home is waiting for your personal renovation ideas to be showcased here. Featuring a gas fireplace , huge kitchen, large living and dining room, oversized master bedroom with large ensuite, beautiful manicured outlook from all rooms and a private and extra large patio for all your cool patio furnishings. The building's in great shape - rainscreened, newer roof, & recently completed balcony project. In a wonderful location, across the corner to Connaught Park, Kits Com. Centre, the Farmer's market, as well great schools both public & private. Huge In-suite storage & laundry room, 2 parking and a home to avoid the elevator and crowds.