



Presented by:
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Active
R2302204
 Board: V
 Apartment/Condo

104 2268 W 12TH AVENUE
 Vancouver West
 Kitsilano
 V6K 2N5

Residential Attached
\$799,800 (LP)
 (SP)



Sold Date: Frontage (feet): Original Price: **\$799,800**
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **1996**
 Depth / Size (ft.): Bedrooms: **2** Age: **22**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **C7**
 Flood Plain: Full Baths: **1** Gross Taxes: **\$1,790.98**
 Council Apprv?: Half Baths: **0** For Tax Year: **2017**
 Exposure: Maint. Fee: **\$357.00** Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **023-480-998**
 Mgmt. Co's Name: **Dwell Property Mgmt.** Tour:
 Mgmt. Co's Phone: **604-821-2999**
 View: **:**
 Complex / Subdiv: **The Connaught**
 Services Connected: **Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: Corner Unit, Ground Level Unit	Total Parking: 1	Covered Parking: 1	Parking Access:
Construction: Frame - Wood	Parking: Garage Underbuilding		Locker: Y
Exterior: Aluminum, Brick, Glass			Dist. to School Bus:
Foundation: Concrete Perimeter			Total Units in Strata: 30
Rain Screen:	Reno. Year:	Dist. to Public Transit:	
Renovations: Partly	R.I. Plumbing:	Units in Development:	
Water Supply: City/Municipal	R.I. Fireplaces:	Title to Land: Freehold Strata	
Fireplace Fuel: Gas - Natural	# of Fireplaces: 1	Property Disc.: Yes	
Fuel/Heating: Baseboard, Natural Gas		Fixtures Leased: No	
Outdoor Area: Patio(s)		Fixtures Rmvd: No	
Type of Roof: Other		Floor Finish:	

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Management, Snow removal**
 Legal: **PL LMS2476 LT 4 DL 526 LD 36. GROUP 1, 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, In Suite Laundry, Storage**

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	12'10 x 9'10			x			x
Main	Bedroom	9'7 x 9'			x			x
Main	Kitchen	8'4 x 6'9			x			x
Main	Dining Room	9'2 x 10'2			x			x
Main	Living Room	13'2 x 12'7			x			x
Main	Solarium	9' x 7'2			x			x
Main	Foyer	4'11 x 9'6			x			x
Main	Patio	6'6 x 19'4			x			x
		x			x			
		x			x			

Finished Floor (Main):	937	# of Rooms: 8	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	3	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	937 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Door Height:
Grand Total:	937 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **VPG Realty Inc.**

Welcome to the Connaught on 12th Ave, a walkers paradise in the heart of Kitsilano! From this location, you're a quick stroll to the best of Westside living: coffee shops, restaurants, parks and Vancouver's best beaches. The Connaught is a well run building of only 30 homes with a pro active strata. #104 is a ground level corner home with a large private patio and your own front door! Recent renovations include new counters and cupboard doors in bathroom and kitchen, like new stainless fridge and stove, under cabinet lighting, numerous fixtures and sliding glass doors in the solarium. This move in ready home also offers updated flooring, recently serviced gas fireplace and designer paint. 1 secure parking stall and 1 large storage locker included. Pets + rentals allowed w/ restrictions.