



Presented by:  
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**Active R2620008** **402 3580 W 41ST AVENUE** Residential Attached  
Board: V Vancouver West **\$939,000 (LP)**  
Apartment/Condo Southlands V6N 3E6 (SP) M



Sold Date: If new, GST/HST inc?: Original Price: **\$939,000**  
Meas. Type: Bedrooms: **2** Approx. Year Built: **2003**  
Frontage(feet): Bathrooms: **2** Age: **18**  
Frontage(metres): Full Baths: **2** Zoning: **C2**  
Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$2,665.33**  
Sq. Footage: **0.00** For Tax Year: **2021**  
Flood Plain: **No** P.I.D.: **025-734-610** Tax Inc. Utilities?: **No**  
View: **Yes : Richmond Skyline** Tour: [Virtual Tour URL](#)  
Complex / Subdiv: **Dunbar Subdivision**  
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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Style of Home: **Penthouse, Upper Unit** Total Parking: **2** Covered Parking: **2** Parking Access: **Lane, Rear**  
Construction: **Frame - Wood** Parking: **Garage Underbuilding**  
Exterior: **Brick** Dist. to Public Transit: **Out Front** Dist. to School Bus: **Close**  
Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata** Property Disc.: **Yes**  
Renovations: **Completely** Reno. Year: **2020** Fixtures Leased: **No**  
# of Fireplaces: **1** R.I. Fireplaces: Rain Screen: Fixtures Rmvd: **No**  
Fireplace Fuel: **Gas - Natural** Metered Water: Floor Finish: **Tile, Carpet**  
Fuel/Heating: **Baseboard, Electric, Natural Gas** R.I. Plumbing: **No**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Asphalt, Fibreglass, Other**

Legal: STRATA LOT 26, PLAN BCS498, DISTRICT LOT 2027, GROUP 1, 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: **Bike Room, Elevator, In Suite Laundry**  
Site Influences: **Central Location, Lane Access, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Pantry, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): <b>1,101</b>	Units in Development: <b>33</b>	Tot Units in Strata: <b>33</b>	Locker: <b>No</b>
Finished Floor (Above): <b>0</b>	Exposure: <b>South</b>	Stores in Building: <b>4</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Colyvan</b>	Mgmt. Co's #: <b>604-683-8399</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$520.37</b>	Council/Park Apprv?: <b>No</b>	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Garbage Pickup, Gardening, Gas, Management, Sewer, Snow removal, Water</b>		
Finished Floor (Total): <b>1,101 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>		
Unfinished Floor: <b>0</b>	Restricted Age: # of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>
Grand Total: <b>1,101 sq. ft.</b>	# or % of Rentals Allowed: <b>3#</b>		
Suite: <b>None</b>	Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>		
Basement: <b>None</b>	Short Term Lse-Details: <b>No</b>		
Crawl/Bsm. Ht: # of Levels: <b>1</b>			
# of Kitchens: <b>1</b>	# of Rooms: <b>8</b>		

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	10'4 x 11'1	1	Main	3	No
Main	Dining Room	9'4 x 12'10	2	Main	4	Yes
Main	Living Room	13'2 x 10'10	3			
Main	Master Bedroom	9'11 x 17'7	4			
Main	Bedroom	7'11 x 11'9	5			
Main	Den	6'7 x 7'0	6			
Main	Pantry	7'10 x 4'70	7			
Main	Foyer	6'6 x 4'10	8			

Listing Broker(s): [Oakwyn Realty Ltd.](#)

**Luxurious Penthouse Living in Vancouver West's "HIGH STREET" in the Dunbar/Southlands area. Extensively renovated in 2020, this 2 bedroom and den, 2 bathroom, top floor, south facing unit is quiet and bright with views looking out to Richmond and the airport. Over 1100 square feet of space makes this comfortable and good value in the Dunbar Kerrisdale corridor. RELAX on the QUIET side of the building with a good book on the covered outdoor patio space or in front of the fire. Conveniently located close to SAVE-ON-Foods, top ranking public and private schools, Dunbar, Kerrisdale, UBC, and public transportation. Den comes with a built in murphy bed for guests and suite comes with 2 parking stalls. Book your private appointment to see this before it is gone.**