



Presented by:
Harry Kramm PREC*
 Engel & Volkers Vancouver
 Phone: 778-995-7224
<http://www.harrykramm.com>
harry.kramm@evrealstate.com



Active
R2611010

Board: V
 Townhouse

4172 VINE STREET

Vancouver West
 Quilchena
 V6L 3B9

Residential Attached

\$2,100,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$2,100,000
Meas. Type: Feet	Frontage (metres):	Approx. Year Built: 1975
Depth / Size (ft.):	Bedrooms: 4	Age: 46
Lot Area (sq.ft.): 0.00	Bathrooms: 4	Zoning: CD-1
Flood Plain:	Full Baths: 3	Gross Taxes: \$5,310.18
Council Apprv?:	Half Baths: 1	For Tax Year: 2021
Exposure: South	Maint. Fee: \$588.30	Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: 003-727-670
Mgmt. Co's Name: Associa		Tour:
Mgmt. Co's Phone: 604-714-1524		
View: Yes: PARK VIEWS		
Complex / Subdiv: Arbutus Village		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: 2 Storey w/Bsmt.	Total Parking: 1	Covered Parking: 1	Parking Access: Front
Construction: Frame - Wood	Parking: Add. Parking Avail., Carport; Single, Visitor Parking		
Exterior: Wood			Locker: N
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit: 1/2 BLOCK	Dist. to School Bus: 1/2 BLOCK
Rain Screen:	R.I. Plumbing:	Units in Development:	Total Units in Strata: 118
Renovations:		Title to Land: Freehold Strata	
Water Supply: City/Municipal	Metered Water:	Property Disc.: Yes	
Fireplace Fuel: Gas - Natural	R.I. Fireplaces:	Fixtures Leased: No	
Fuel/Heating: Forced Air, Natural Gas, Radiant	# of Fireplaces: 1	Fixtures Rmvd: Yes: Chandelier in Dining Room	
Outdoor Area: Balcny(s) Patio(s) Dck(s), Patio(s), Patio(s) & Deck(s)		Floor Finish: Mixed, Tile	
Type of Roof: Asphalt			

Maint Fee Inc: **Caretaker, Garbage Pickup, Management, Water**
 Legal: **STRATA LOT 4, PLAN VAS222, DISTRICT LOT 526, 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**
 Amenities: **Air Cond./Central, Garden, In Suite Laundry, Pool; Outdoor**

Site Influences: **Gated Complex, Greenbelt, Private Setting, Recreation Nearby, Shopping Nearby, Treed**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Drapes/Window Coverings, Freezer, Oven - Built In, Range Top, Security**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'6 x 17'11	Below	Laundry	14'5 x 6'4			x
Main	Dining Room	9'9 x 10'6	Below	Storage	7'11 x 9'8			x
Main	Kitchen	10'0 x 16'5						x
Main	Foyer	10'0 x 7'0						x
Above	Master Bedroom	13'8 x 13'8						x
Above	Walk-In Closet	8'6 x 6'11						x
Above	Bedroom	11'8 x 11'4						x
Above	Bedroom	11'5 x 11'11						x
Below	Recreation	14'2 x 15'5						x
Below	Bedroom	11'7 x 12'5						x

Finished Floor (Main):	763	# of Rooms: 12	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	841	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Above	3	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3	Above	4	Yes	Pool:
Finished Floor (Total):	2,359 sq. ft.	# or % of Rentals Allowed:	Pets Allowed w/Rest., Rentals Not Allowed		4	Below	3	No	Garage Sz:
Unfinished Floor:	0	Bylaws:	Basement: Full, Fully Finished		5				Grg Dr Ht:
Grand Total:	2,359 sq. ft.				6				
					7				
					8				

Listing Broker(s): **Engel & Volkers Vancouver**

FAMILY SIZE HOME For Sale - This lovely large townhome is situated in Arbutus Village. Close to the best public and private schools, public transportation, Arbutus Club and shopping. With three bedrooms up and 3 1/2 bathrooms, a bright and welcoming main floor plus family room or recreation room down with attached flex room, which is currently being used as a bedroom with bonus 3 piece bathroom. It's as large as a detached house. Features include updated bathrooms, central air-conditioning, central vacuum, caesarstone kitchen counters, stainless steel appliances, attached carport. Viewings strictly by appointment only - no drop in visitors will be permitted. Public viewings from Monday Aug 23rd, between 12pm and 3pm.