

**Active**  
**R3116599**  
 Board: V, Attached  
 Apartment/Condo

**102 736 W 14TH AVENUE**

Vancouver West  
 Fairview VW  
 V5Z 1P9

**\$914,900** (LP)  
 (SP)



Days on Market: **2** List Date: **4/28/2026** Seller's Acceptance Date:  
 Orig. Price: **\$914,900** Expiry Date: **8/31/2026** Subject Removal Date:  
 Prev. Price: **\$0** Completion Date:

Meas. Type: **Feet** If new,GST/HST inc?: Approx. Year Built: **2003**  
 Frontage (feet): Bedrooms: **2** Age: **23**  
 Frontage (metres): Bathrooms: **2** Zoning: **RM-4**  
 Depth/Size: **Strata** Full Baths: **2** Gross Taxes: **\$2,896.88**  
 Sq. Footage: **0.00** Half Baths: **0** For Tax Year: **2025**  
 Flood Plain: **No** P.I.D.: **025-749-587** Tax Inc. Utilities?: **No**  
 View: **No** Tour:  
 Complex / Subdiv: **The Braeburn**  
 First Nation Reserve:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey, Ground Level Unit**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**  
 Renovations:  
 #of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Electric** Reno. Year:  
 Fuel/Heating: **Electric, Natural Gas** Rain Screen:  
 Outdoor Area: **Patio(s)** Metered Water:**No**  
 Type of Roof: **Asphalt** R.I. Plumbing:  
 Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**  
 Parking: **Garage Underbuilding, Visitor Parking**  
 Dist. to Public Transit: **close by** Dist. to School Bus: **close by**  
 Title to Land: **Freehold Strata** Land Lease Expiry Year:  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Ye**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 2, PLAN BCS518, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, UNDIV 75/1527 SHARE IN COM PROP THEREIN 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** Municipal Charges

Amenities: **Bike Room, Elevator, Garden, In Suite Laundry** Garbage:  
 Water:  
 Dyking:  
 Sewer:  
 Other:  
 Site Influences: **Central Location, Paved Road, Recreation Nearby, Shopping Nearby**  
 Features: **CltHwsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): <b>808</b>	Units in Development: <b>23</b>	Tot Units in Strata: <b>23</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure: <b>Northeast</b>	Storeys in Building: <b>4</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Associa BC</b>	Mgmt. Co's #: <b>No</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$723.43</b>	Council/Park Apprv: <b>No</b>	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Gas, Management, Sewer, Snow removal, Water</b>		
Finished Floor (Total): <b>808 sq. ft.</b>	Bylaw Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Unfinished Floor: <b>0</b>	Restricted Age:		
Grand Total: <b>808 sq. ft.</b>	# or % of Rentals Allowed: <b>100</b>		
Suite: <b>None</b>	Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>		
Basement: <b>None</b>	Short Term Lse-Details:		
Crawl/Bsmt. Ht:			
# of Kitchens: <b>1</b>			
# of Levels:			
# of Rooms: <b>9</b>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	#Pieces	Ensuite?
Main	Living Room	11'6 x 10'11	Main	Patio	17'5 x 12'9	1	Main	4	Yes
Main	Dining Room	8'4 x 7'9			x	2	Main	3	No
Main	Kitchen	10'4 x 8'6			x	3			No
Main	Primary Bedroom	11'0 x 9'11			x	4			No
Main	Walk-In Closet	4'9 x 4'9			x	5			No
Main	Bedroom	12'1 x 9'9			x	6			No
Main	Office	8'2 x 4'11			x	7			No
Main	Foyer	5'4 x 3'10			x	8			No

List Broker 1: **RE/MAX Treeland Realty - Office: 604-533-3491** List Broker 3:  
 List Desig Agt 1: **Sabrina Storey - PREC - Cell: 604-317-6595** **sabrina@sabrinastorey.com**  
 List Broker 2: **3** Appointments: **Touchbase**  
 List Desig Agt 2: **3** Call: **Storey & Associates Office**  
 Buyer's Broker 1: **2** Phone: **604-358-7653**  
 Buyer's Agent 1: **3**  
 Owner: **\*\*Privacy Protected\*\* CONFIDENTIAL - CONTACT L.R.**  
 Commission: **3.22% ON THE FIRST \$100,000 & 1.15% ON THE BALANCE UPON PHYSICAL INTRODUCTION TO THE PROPERTY**  
 Occupancy: **Owner**

Realtor **PRIVACY PROTECTED - DO NOT SOLICIT. Professionally measured by Cotala. Buyer or Buyer's agent to verify if deemed important prior to**  
 Remarks: **subject removal. Please add our Team Name (Storey and Associates) to Section 21. (Agency) when writing an offer. Parking stall #20. OPEN HOUSE SAT MAY 2, 12-130PM**

**Welcome to Braeburn, a rarely available boutique building ideally situated just steps from Vancouver General Hospital in the heart of Fairview. This ground-floor corner unit offers exceptional privacy and convenience, making it a standout opportunity for homeowners and investors alike. Featuring 2 bedrooms, 2 bathrooms, and a versatile den, this thoughtfully designed home boasts a functional layout with generous living spaces. The highlight is the expansive entertainer's patio - perfect for hosting, relaxing, or enjoying seamless indoor-outdoor living. With its unbeatable location, you're just moments from shops, cafes, transit, and green spaces - truly a 10/10 for walkability and lifestyle. Don't miss your chance to own in one of Vancouver's most sought-after neighbourhoods.**