

Sold

R2559353

Board: V , Attached

Apartment/Condo

4A 1596 W 14TH AVENUE

Vancouver West

Fairview VW

V6J 2H9

\$4,188,000 (LP)

\$4,188,000 (SP)

DOM: 36

Prev. Price: \$0

Meas. Type:

Depth/Size:

Sq. Footage: 0.00

Flood Plain:

Exposure: East, North

If new, GST/HST inc?:

P.I.D.: 024-786-896

View: Yes: Treed and Garden Outlook

Mgmt. Co's Name: Stratawest Management Ltd.

Complex / Subdiv: THE KINGSWOOD, SHAUGHNESSY

Services Connctd: Electricity, Natural Gas, Water

Sewer Type:

List Date: 3/31/2021

Original Price: \$4,188,000

Frontage (feet):

Frontage (metres):

Bedrooms: 2

Bathrooms: 3

Full Baths: 2

Half Baths: 1

Council Apprv?:

Maint. Fee: \$2,733.52

Tour: Virtual Tour URL

Mgmt. Co #: 604-904-9595

Expiry Date: 7/31/2021

Sold Date: 5/6/2021

Approx. Year Built: 2001

Age: 20

Zoning: RM-3

Gross Taxes: \$9,629.18

For Tax Year: 2020

Tax Inc. Utilities?:

Style of Home: Corner Unit

Construction: Concrete

Exterior: Concrete, Glass

Foundation: Concrete Perimeter

Rain Screen:

Renovations:

Water Supply: City/Municipal

Fireplace Fuel: Gas - Natural

Fuel/Heating: Natural Gas, Radiant

Outdoor Area: Balcny(s) Patio(s) Dck(s)

Type of Roof: Other

Reno. Year: 2017

R.I. Plumbing:

R.I. Fireplaces:

of Fireplaces: 2

Metered Water:

Total Parking: 2

Covered Parking: 2

Parking Access:

Parking: Garage Underbuilding, Garage; Underground

Locker: Yes

Dist. to Public Transit:

Units in Development:

Title to Land: Freehold Strata

Seller's Interest: Registered Owner

Property Disc.: Yes:

Fixtures Leased: :

Fixtures Rmvd: : Dining Room Light Fixture

Floor Finish: Hardwood, Tile

Maint Fee Inc: Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management

Legal: STRATA LOT 6, PLAN LMS4165, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER LAND DISTRICT, UNDIV 88/2189 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

Amenities: Air Cond./Central, Elevator, In Suite Laundry

Site Influences: Central Location, Gated Complex, Recreation Nearby, Shopping Nearby

Features: Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Oven - Built In, Range Top, Vacuum - Built In

Municipal Charges

Garbage:

Water:

Dyking:

Sewer:

Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	13'10 x 8'1			x			x
Main	Living Room	20'6 x 21'5			x			x
Main	Dining Room	11'4 x 13'6			x			x
Main	Kitchen	20'2 x 13'7			x			x
Main	Eating Area	9'7 x 8'3			x			x
Main	Family Room	12'4 x 12'3			x			x
Main	Master Bedroom	24'5 x 16'3			x			x
Main	Walk-In Closet	6'4 x 8'4			x			x
Main	Bedroom	10'8 x 11'0			x			x
		x			x			x

Finished Floor (Main):	2,143	# of Rooms: 9	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	5	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Yes	Dogs: Yes	3	Main	2	No	Pool:
Finished Floor (Total):	2,143 sq. ft.	# or % of Rentals Allowed: 3			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Grg Door Ht:
Grand Total:	2,143 sq. ft.	Basement: None			6				
					7				
					8				

List Broker 1: Engel & Volkers Vancouver - OFC: 778-374-3100

List Broker 3: Gregg Baker PREC* - Phone: 604-649-1259

List Desig Agt 2: RE/MAX Crest Realty - OFC: 604-602-1111

Sell Sales Rep 1: Ken Stef PREC*

Owner: **Privacy Protected**

Commission: 3.225% ON THE 1ST \$100,000 & 1.1625% ON THE BALANCE

List Broker 2: gregg@greggbaker.ca

3: gregg@greggbaker.ca

3: gregg@greggbaker.ca

3: gregg@greggbaker.ca

3: gregg@greggbaker.ca

3: gregg@greggbaker.ca

Appointments: Phone L.R. First

Call: Text / Phone Gregg

Phone: 604-649-1259

Occupancy: Owner

Realtor Remarks:

Video, additional images & floor plan visit greggbaker.ca. Professionally measured @ 2,143sf. Strata Plan measures 2,300sf. including 157sf. of external storage space. 2 dogs/2 cats or 1 of each allowed. 3 rentals permitted. Pkg #23 & #24, Sto. #11. COVID-19 protocol in place. No touch-base please.

The Kingswood, an extraordinary architectural achievement. Residence 4A is a stunning custom home which spans over 2,100 sf. Light filled w/ N, E & W exp. & providing a tranquil outlook to mature trees and manicured gardens. Attributes include chevron cut oak hardwood & marble flooring, 2 focal gas fireplaces, A/C, radiant heating, impressive crown moldings & custom millwork. Kitchen for the culinary inclined, with appliances by Wolf, Sub Zero & Gaggenau. The luxurious spa-like master en suite is clad in marble and furnished w/ Dornbracht fixtures. Arguably one of the finest crafted developments in Vancouver which pays homage to world-class residential located in New York, London & Paris. Ideally situated, and with only 18 homes, availability is seldom. The most discerning will approve.

REA Full Realtor

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