

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	List Date: 3/31/2021	Expiry Date: 7/31/2021
Prev. Price: \$0	Original Price: \$4,188,000	Sold Date: 5/6/2021
Meas. Type:	Frontage (feet):	Approx. Year Built: 2001
Depth/Size:	Frontage (metres):	Age: 20
Sq. Footage: 0.00	Bedrooms: 2	Zoning: RM-3
Flood Plain:	Bathrooms: 3	Gross Taxes: \$9,629.18
Exposure: East, North	Full Baths: 2	For Tax Year: 2020
If new, GST/HST inc?:	Half Baths: 1	Tax Inc. Utilities?:
P.I.D.: 024-786-896	Council Apprv?:	Maint. Fee: \$2,733.52
View: Yes: Treed and Garden Outlook		Tour: Virtual Tour URL
Mgmt. Co's Name: Stratawest Management Ltd.		Mgmt. Co #: 604-904-9595
Complex / Subdiv: THE KINGSWOOD, SHAUGHNESSY		
Services Connctd: Electricity, Natural Gas, Water		
Sewer Type:		

Style of Home: Corner Unit	Total Parking: 2	Covered Parking: 2	Parking Access:
Construction: Concrete	Parking: Garage Underbuilding, Garage; Underground		
Exterior: Concrete, Glass	Locker: Yes		
Foundation: Concrete Perimeter	Dist. to Public Transit:		
Rain Screen:	Units in Development:		
Renovations:	Title to Land: Freehold Strata		
Water Supply: City/Municipal	Seller's Interest: Registered Owner		
Fireplace Fuel: Gas - Natural	Property Disc.: Yes:		
Fuel/Heating: Natural Gas, Radiant	Fixtures Leased: :		
Outdoor Area: Balcny(s) Patio(s) Dck(s)	Fixtures Rmvd: : Dining Room Light Fixture		
Type of Roof: Other	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			

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

List Broker 1: Engel & Volkers Vancouver - OFC: 778-374-3100	List Broker 2:
List Broker 3:	
List Desig Agt 1: Gregg Baker PREC* - Phone: 604-649-1259	
List Desig Agt 2:	
Sell Broker 1: 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	

gregg@greggbaker.ca Appointments: **Phone L.R. First**
Call: **Text / Phone Gregg**
Phone: **604-649-1259**

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.	Occupancy: Owner
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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.