



Presented by:

Jason Gach**Seadon and Associates**
Stilhavn Real Estate Services

Phone: 604-970-0081

<https://www.thereferraladvantage.com>

jasongach@telus.net

stilhavn
REAL ESTATE SERVICES**Active**
R3046412Board: V
Apartment/Condo**212 360 E 36TH AVENUE**

Vancouver East

Main

V5W 4B9

Residential Attached

\$898,800 (LP)

(SP)



Sold Date:

Meas. Type:

Frontage(feet):

Frontage(metres):

Depth / Size (ft.):

Sq. Footage: **0.00**

Flood Plain:

View:

Complex / Subdiv: **MAGNOLIA GATE**

First Nation

Services Connctd: **Electricity, Natural Gas, Water**Sewer Type: **City/Municipal**

If new,GST/HST inc?:

Bedrooms: **2**Bathrooms: **2**Full Baths: **2**Half Baths: **0**P.I.D.: **018-781-519**Original Price: **\$898,800**Approx. Year Built: **1994**Age: **31**Zoning: **RM-4**Gross Taxes: **\$2,681.70**For Tax Year: **2025**

Tax Inc. Utilities?:

Tour:

Style of Home: **Ground Level Unit**
Construction: **Frame - Wood**
Exterior: **Brick, Stone, Vinyl**
Foundation: **Concrete Perimeter**Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Hot Water, Natural Gas, Radiant**
Outdoor Area: **Patio(s)**
Type of Roof: **Tar & Gravel**Reno. Year:
Rain Screen: **Full**
Metered Water:
R.I. Plumbing:Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground**
Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Hardwood, Tile**Legal: **STRATA LOT 17, PLAN LMS1436, DISTRICT LOT 638, 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: **Club House, Elevator, Exercise Centre, Guest Suite, In Suite Laundry, Storage, Swirlpool/Hot Tub**Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**Finished Floor (Main): **1,021**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,021 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,021 sq. ft.**Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **7**Units in Development: **145**
Exposure: **North**
Mgmt. Co's Name: **QUAY PACIFIC**
Maint Fee: **\$625.74**
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility**
Tot Units in Strata: **145** Locker: **Yes**
Storeys in Building: **4**
Mgmt. Co's #: **604-521-0876**
Council/Park Apprv?:Bylaws Restrictions: **Pets Allowed, Rentals Allowed**Restricted Age: # of Pets: **1** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	15'5 x 12'3			x	1	Main	5	Yes
Main	Dining Room	12'3 x 6'11			x	2	Main	3	No
Main	Kitchen	9'8 x 8'3			x	3			
Main	Primary Bedroom	13'7 x 10'8			x	4			
Main	Walk-In Closet	5'1 x 4'11			x	5			
Main	Bedroom	9'11 x 9'3			x	6			
Main	Den	6'6 x 5'0			x	7			
		x			x	8			

Listing Broker(s): **Stilhavn Real Estate Services****Stilhavn Real Estate Services**

Enjoy the tranquil setting of Main Street's hidden gem, Magnolia Gate. This 1021 sqft, 2 bedroom, 2 bathroom home has a large, very private patio surrounded by beautiful, mature gardens & features a spacious floorplan, hardwood floors, high ceilings, large pass through kitchen, cozy gas fireplace, large ensuite storage room (often converted to small den or office), and 5-pce ensuite. Also comes with an extremely large storage locker & 1 parking. Located in a quiet residential neighbourhood, Magnolia Gate is pet friendly, well managed & maintained, & boasts a live-in caretaker, well equipped exercise center, hot tub, guest suites, billiard room, hobby rooms & more. It's just steps to QE Park, Hillcrest Community Centre, easy transit & great Main St shopping. Opens: Sat 11-1 & Sun 2-4