



Presented by:  
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**Active**  
**R3139260**  
 Board: V  
 Apartment/Condo

**316 360 E 36TH AVENUE**  
 Vancouver East  
 Main  
 V5W 4B9

Residential Attached  
**\$938,800** (LP)   
 (SP)



Sold Date: If new,GST/HST inc?: Original Price: **\$938,800**  
 Meas. Type: Bedrooms: **2** Approx. Year Built: **1994**  
 Frontage(feet): Bathrooms: **2** Age: **32**  
 Frontage(metres): Full Baths: **2** Zoning: **RM-3A**  
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$3,158.81**  
 Sq. Footage: **0.00** For Tax Year: **2025**  
 Flood Plain: P.I.D.: **018-781-748** Tax Inc. Utilities?:  
 View: : Tour:  
 Complex / Subdiv: **MAGNOLIA GATE**  
 First Nation  
 Services Connctd: **Electricity, Natural Gas, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Corner Unit, Upper Unit**  
 Construction: **Frame - Wood**  
 Exterior: **Brick, Stucco, Vinyl**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Hot Water, Radiant**  
 Outdoor Area: **Balcony(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:  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 40, PLAN LMS1436, DISTRICT LOT 638, NEW WESTMINSTER LAND DISTRICT, UNDIV 1197/138096 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: **Club House, 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): **1,260**  
 Finished Floor (Above): **0**  
 Finished Floor (AbvMain2): **0**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **1,260 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **1,260 sq. ft.**

Units in Development: **145** Tot Units in Strata: **145** Locker: **Yes**  
 Exposure: **North, West** Storeys in Building: **4**  
 Mgmt. Co's Name: **QUAY PACIFIC** Mgmt. Co's #: **604-521-0876**  
 Maint Fee: **\$677.41** Council/Park Apprv?:  
 Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility**

Suite:  
 Basement: **None**  
 Crawl/Bsmt. Ht: # of Levels: **1**  
 # of Kitchens: **1** # of Rooms: **8**

Bylaws Restrictions: **Pets Allowed w/Rest., 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     | 14'4 x 12'6  |       |      | x          | 1    | Main  | 5           | Yes      |
| Main  | Dining Room     | 13' x 8'11   |       |      | x          | 2    | Main  | 3           | No       |
| Main  | Kitchen         | 14'1 x 8'8   |       |      | x          | 3    |       |             |          |
| Main  | Solarium        | 10'11 x 10'1 |       |      | x          | 4    |       |             |          |
| Main  | Primary Bedroom | 12'5 x 10'7  |       |      | x          | 5    |       |             |          |
| Main  | Walk-In Closet  | 6'3 x 5'1    |       |      | x          | 6    |       |             |          |
| Main  | Bedroom         | 10'0 x 9'5   |       |      | x          | 7    |       |             |          |
| Main  | Storage         | 8'9 x 4'0    |       |      | x          | 8    |       |             |          |

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

**Stilhavn Real Estate Services**

**Never before offered! One of the best and largest suites at fantastic Magnolia Gate, the Main Street's hidden gem. Sunny and bright 2 bedroom PLUS solarium, 2 bathroom, north west corner suite with great balcony. This home has it all: large well laid out floorplan, big kitchen, huge windows (& lots of them) big master bedroom with ensuite, ensuite storage (could be den), and tons of storage. 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. 1 pet ok. Opens: Thurs, June 25, 4-6;**