



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**
R3165987Board: V
Apartment/Condo**333 383 E 37TH AVENUE**

Vancouver East

Main

V5W 4C1

Residential Attached

\$628,800 (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:

If new,GST/HST inc?:

Bedrooms: **1**Bathrooms: **1**Full Baths: **1**Half Baths: **0**P.I.D.: **018-782-426**Original Price: **\$628,800**Approx. Year Built: **1994**Age: **32**Zoning: **RM-3A**Gross Taxes: **\$2,068.83**For Tax Year: **2026**

Tax Inc. Utilities?:

Tour:

Style of Home: **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.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Tile, Wall/Wall/Mixed**Legal: **STRATA LOT 107, PLAN LMS1436, DISTRICT LOT 638, NEW WESTMINSTER LAND DISTRICT, UNDIV 764/138096 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): **764**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **764 sq. ft.**
Unfinished Floor: **0**
Grand Total: **764 sq. ft.**Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **6**Units in Development: **145**
Exposure: **North**
Mgmt. Co's Name: **QUAY PACIFIC**
Maint Fee: **\$432.36**
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 w/Rest.**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	15'0 x 13'4			x	1	Main	5	Yes
Main	Dining Room	8'6 x 6'11			x	2			
Main	Kitchen	10'0 x 8'1			x	3			
Main	Bedroom	11'3 x 10'7			x	4			
Main	Walk-In Closet	5'3 x 5'2			x	5			
Main	Flex Room	7'0 x 5'3			x	6			
		x			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 764 sqft, 1 bedroom home has a lovely balcony overlooking the beautiful courtyard & mature gardens of this great complex. It features a spacious floorplan, high ceilings, large, updated pass-through kitchen, cozy gas fireplace, flex room, 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. 1 pet ok. Easy and a pleasure to show