



Presented by:
David J Seadon PREC*

RE/MAX Real Estate Services
Phone: 604-263-2823
http://www.thereferraladvantage.com
davidseadon@telus.net



Active
R2319784
Board: V
Apartment/Condo

901 2165 W 40TH AVENUE
Vancouver West
Kerrisdale
V6M 1W4

Residential Attached
\$528,800 (LP)
(SP)



Sold Date: _____ Frontage (feet): _____ Original Price: **\$528,800**
Meas. Type: _____ Frontage (metres): _____ Approx. Year Built: **1969**
Depth / Size (ft.): _____ Bedrooms: **1** Age: **49**
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **RM-3**
Flood Plain: _____ Full Baths: **1** Gross Taxes: **\$0.00**
Council Apprv?: **Yes** Half Baths: **0** For Tax Year: **2018**
Exposure: **South, West** Maint. Fee: **\$384.00** Tax Inc. Utilities?: _____
If new, GST/HST inc?: _____ P.I.D.: **011-280-051**
Tour: _____
Mgmt. Co's Name: **604 REAL ESTATE**
Mgmt. Co's Phone: **604-689-0909**
View: **: GULF ISLANDS, SOUTHERN VIEW**
Complex / Subdiv: **THE VERONICA**
Services Connected: **Electricity, Water**

Style of Home: Upper Unit	Total Parking: 1	Covered Parking: 1	Parking Access: Front
Construction: Concrete	Parking: Garage; Underground		Locker: Y
Exterior: Concrete, Mixed	Reno. Year: 2018	Dist. to Public Transit: 1 BLK	Dist. to School Bus: _____
Foundation: Concrete Perimeter	R.I. Plumbing: _____	Units in Development: 42	Total Units in Strata: 42
Rain Screen: _____	R.I. Fireplaces: _____	Title to Land: Shares in Co-operative	
Renovations: Completely	# of Fireplaces: 0	Property Disc.: Yes	
Water Supply: City/Municipal		Fixtures Leased: No	
Fireplace Fuel: _____		Fixtures Rmvd: No	
Fuel/Heating: Baseboard, Hot Water		Floor Finish: Wall/Wall/Mixed	
Outdoor Area: Balcony(s)			
Type of Roof: Other			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management, Taxes**
Legal: **PL VAP4907 LT 14, 15, 16 OF LOT 7 BLK 17 DL 526 LD 36**

Amenities: **Elevator, Shared Laundry, Storage**

Site Influences: **Adult Oriented, Central Location, Recreation Nearby, Shopping Nearby**
Features: **Drapes/Window Coverings, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'1 x 13'1			x			x
Main	Dining Room	7'5 x 6'8			x			x
Main	Kitchen	7'5 x 6'9			x			x
Main	Bedroom	13'11 x 10'1			x			x
Main	Foyer	6'5 x 5'5			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 612	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age: 19+			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats: No	Dogs: No	3				Pool:
Finished Floor (Total): 612 sq. ft.	# or % of Rentals Allowed: 0			4				Garage Sz:
	Bylaws: Age Restrictions, Pets Not Allowed, Rentals Not Allowed			5				Door Height:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 612 sq. ft.				7				
				8				

Listing Broker(s): **RE/MAX Real Estate Services**

Welcome to the Veronica, one of Kerrisdale's finest & most sought after buildings. This 614 sqft, very open & efficient one bedroom co-op apartment has just been renovated with new carpets, paint, blinds, kitchen & bathroom cabinetry & fixtures. Sunny, southwest views of the Gulf Islands, airport & Kerrisdale are a delight which you can enjoy from your large balcony. The building is top-notch & very high quality with all major systems upgraded--new roof, exterior paint, balcony membranes, new windows & sliding doors, plumbing, boiler & elevator. Plus you are just steps to the best stretch of 41st Ave & all of its great restaurants, coffee houses and shopping...so convenient! Call for your private viewing, you won't be disappointed. 19+ age restrictions, no pets or rentals.