



Presented by:
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Active Residential Attached
R2436505 **\$438,800** (LP)
 Board: V (SP)
 Apartment/Condo **103 1251 W 71ST AVENUE**
 Vancouver West
 Marpole
 V6P 3A9



Sold Date: Meas. Type: Depth / Size (ft.): Lot Area (sq.ft.): 0.00 Flood Plain: Council Apprv?: Exposure: North If new, GST/HST inc?: Mgmt. Co's Name: DWELL Mgmt. Co's Phone: 604-821-2999 View: : Complex / Subdiv: WEST GRANVILLE MANOR Services Connected: Electricity, Water Sewer Type: City/Municipal	Frontage (feet): Frontage (metres): Bedrooms: 1 Bathrooms: 1 Full Baths: 1 Half Baths: 0 Maint. Fee: \$343.98	Original Price: \$438,800 Approx. Year Built: 1982 Age: 38 Zoning: RM-3A Gross Taxes: \$891.22 For Tax Year: 2019 Tax Inc. Utilities?: P.I.D.: 006-383-734 Tour:
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Style of Home: Ground Level Unit Construction: Frame - Wood Exterior: Brick, Stucco, Vinyl Foundation: Concrete Perimeter Rain Screen: Renovations: Water Supply: City/Municipal Fireplace Fuel: Fuel/Heating: Baseboard, Electric Outdoor Area: Patio(s) Type of Roof: Torch-On	Reno. Year: R.I. Plumbing: Metered Water: R.I. Fireplaces: # of Fireplaces: 0	Total Parking: 2 Covered Parking: 2 Parking Access: Parking: Garage; Underground Locker: Y Dist. to Public Transit: 2 BLKS Units in Development: 22 Title to Land: Freehold Strata Property Disc.: Yes Fixtures Leased: No Fixtures Rmvd: No Floor Finish: Laminate Dist. to School Bus: Total Units in Strata: 22
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Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management**
 Legal: **STRATA LOT 3, PLAN VAS1077, DISTRICT LOT 318, 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: **In Suite Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'1 x 11'0			x			x
Main	Dining Room	11'0 x 7'0			x			x
Main	Kitchen	9'10 x 7'5			x			x
Main	Bedroom	10'9 x 9'0			x			x
Main	Walk-In Closet	8'4 x 4'7			x			x
Main	Storage	5'0 x 4'0			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 695 Finished Floor (Above): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 695 sq. ft. Unfinished Floor: 0 Grand Total: 695 sq. ft.	# of Rooms: 6 # of Kitchens: 1 # of Levels: 1 Craw/Bsmt. Height: Restricted Age: # of Pets: 2 Cats: Yes Dogs: Yes # or % of Rentals Allowed: 0 Bylaws: Pets Allowed, Rentals Not Allowed Basement: None	Bath 1 2 3 4 5 6 7 8	Floor # of Pieces Ensuite? Main 4 Yes	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
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Listing Broker(s): **Stilhavn Real Estate Services**

Come see this beautifully renovated 1 bedroom suite at West Granville Manor, the gem of Marpole. This home has a great 695 sqft floorplan which provides lots of space and storage, and features all new kitchen appliances, countertops & tilework, new laminate floors & baseboards, new lighting & fixtures, renovated bathroom and very private garden patio perfect for the BBQ. The building is quiet with a proactive strata, new elevator, windows and doors, and with a very central location, close to the new Safeway and easy transit access to Canada Line, Richmond and Downtown. Comes with 2 parking & storage locker. Pets welcome but, sorry, no rentals, this is a fully owner occupied strata. Easy to view by appointment.