



Presented by:
David Seadon PREC*
 Stilhavn Real Estate Services
 Phone: 604-290-4998
<http://www.thereferraladvantage.com>
davidseadon@telus.net

Active Residential Attached
R2445907 **\$499,800** (LP)
 Board: V (SP)
 Apartment/Condo **230 383 E 37TH AVENUE**
 Vancouver East
 Main
 V5W 4C1



Sold Date: _____ Frontage (feet): _____ Original Price: **\$499,800**
 Meas. Type: _____ Frontage (metres): _____ Approx. Year Built: **1995**
 Depth / Size (ft.): _____ Bedrooms: **1** Age: **25**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **RM-3A**
 Flood Plain: _____ Full Baths: **1** Gross Taxes: **\$1,367.66**
 Council Apprv?: _____ Half Baths: **0** For Tax Year: **2019**
 Exposure: **North** Maint. Fee: **\$300.66** Tax Inc. Utilities?: _____
 If new, GST/HST inc?: _____ P.I.D.: **018-782-272**
 Tour: _____
 Mgmt. Co's Name: **QUAY PACIFIC**
 Mgmt. Co's Phone: **604-521-0876**
 View: _____
 Complex / Subdiv: **MAGNOLIA GATE**
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: _____

| | | |
|---|--|---|
| 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: Gas - Natural Fuel/Heating: Hot Water, Natural Gas, Radiant Outdoor Area: Patio(s) Type of Roof: Tar & Gravel | Reno. Year: _____ R.I. Plumbing: _____ Metered Water: _____ R.I. Fireplaces: _____ # of Fireplaces: 1 | Total Parking: 1 Covered Parking: 1 Parking Access: _____ Parking: Garage; Underground Dist. to Public Transit: 2 BLOCKS Units in Development: _____ Title to Land: Freehold Strata Property Disc.: Yes Fixtures Leased: No Fixtures Rmvd: No Floor Finish: Hardwood, Wall/Wall/Mixed Locker: Y Dist. to School Bus: _____ Total Units in Strata: 145 |
|---|--|---|

Maint Fee Inc: **Caretaker, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility**
 Legal: **STRATA LOT 92, PLAN LMS1436, DISTRICT LOT 638, NEW WESTMINSTER LAND DISTRICT, UNDIV 753/138096 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT**
 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**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|------|------------|-------|------|------------|
| Main | Living Room | 14'8 x 12'11 | | | x | | | x |
| Main | Dining Room | 10'0 x 7'0 | | | x | | | x |
| Main | Kitchen | 10'1 x 7'8 | | | x | | | x |
| Main | Bedroom | 11'1 x 10'7 | | | x | | | x |
| Main | Walk-In Closet | 5'4 x 5'1 | | | x | | | x |
| Main | Flex Room | 7'3 x 5'6 | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |
| | | x | | | x | | | x |

| | | | | |
|---|---|---|---|--|
| Finished Floor (Main): 769 Finished Floor (Above): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 769 sq. ft. Unfinished Floor: 0 Grand Total: 769 sq. ft. | # of Rooms: 6 # of Kitchens: 1 # of Levels: 1 Craw/BSmt. Height: _____ Restricted Age: 19+ # of Pets: 1 Cats: Yes Dogs: Yes # or % of Rentals Allowed: 7 Bylaws: Age Restrictions, Pets Allowed w/Rest., Rentals Allwd w/Restrctns Basement: None | Bath: _____ 1 2 3 4 5 6 7 8 | Floor # of Pieces Ensuite? Main 5 Yes | Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht: |
|---|---|---|---|--|

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

Enjoy the tranquil setting of Main Street's hidden gem, Magnolia Gate. This 769 sqft, 1 bedroom home has a large, very private patio surrounded by beautiful mature gardens & features a spacious floorplan, high ceilings, large pass through kitchen, cozy gas fireplace, hardwood floors, large ensuite storage room (could be small office), 5-pce ensuite & very large storage locker right across the hall! Located in a quiet residential neighbourhood, Magnolia Gate is pet friendly, well managed & maintained & boasts a live in caretaker, well-equipped exercise centre, 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. 19+ age restriction & rentals at max. Opens: Sat & Sun, Mar 21 & 22, 1-3.