



Presented by:
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Active
R2486991
 Board: V
 Apartment/Condo

230 383 E 37TH AVENUE
 Vancouver East
 Main
 V5W 4C1

Residential Attached
\$499,800 (LP)
 (SP)



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**
 Mgmt. Co's Name: **QUAY PACIFIC** Tour:
 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	Total Parking: 1 Covered Parking: 1 Parking Access:
Construction: Frame - Wood	Parking: Garage; Underground
Exterior: Brick, Stucco, Vinyl	Locker: Y
Foundation: Concrete Perimeter	Dist. to School Bus:
Rain Screen:	Total Units in Strata: 145
Renovations:	Dist. to Public Transit: 2 BLOCKS
Water Supply: City/Municipal	Units in Development:
Fireplace Fuel: Gas - Natural	Title to Land: Freehold Strata
Fuel/Heating: Hot Water, Natural Gas, Radiant	Property Disc.: Yes
Outdoor Area: Patio(s)	Fixtures Leased: No
Type of Roof: Tar & Gravel	Fixtures Rmvd: No
	Floor Finish: Hardwood, Wall/Wall/Mixed

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

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

Enjoy the tranquil setting of Main Street's hidden gem, Magnolia Gate. This 769 sqft, 1 bed 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. Easy to show by appoint. with Covid protocols.