



Presented by:  
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**Active** **202 1405 W 15TH AVENUE** Residential Attached  
**R2503397** Vancouver West **\$498,800 (LP)**  
 Board: V Fairview VW (SP)   
 Apartment/Condo V6H 3R2 (M) 



Sold Date: Frontage (feet): Original Price: **\$498,800**  
 Meas. Type: Frontage (metres): Approx. Year Built: **1977**  
 Depth / Size (ft.): Bedrooms: **1** Age: **43**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **RM-3**  
 Flood Plain: Full Baths: **1** Gross Taxes: **\$1,697.19**  
 Council Apprv?: Half Baths: **0** For Tax Year: **2020**  
 Exposure: **North** Maint. Fee: **\$430.90** Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **003-996-395**  
 Mgmt. Co's Name: **SD WOODMAN** Tour: **Virtual Tour URL**  
 Mgmt. Co's Phone: **604-275-6777**  
 View: **:**  
 Complex / Subdiv: **LANDMARK GRAND**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal**

Style of Home: <b>Ground Level Unit</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Lane</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Underground</b>		Locker: <b>Y</b>
Exterior: <b>Brick, Mixed</b>	Dist. to Public Transit: <b>1 BLOCK</b>	Dist. to School Bus:	
Foundation: <b>Concrete Perimeter</b>	Units in Development:	Total Units in Strata: <b>54</b>	
Rain Screen:	Title to Land: <b>Freehold Strata</b>		
Renovations:	Property Disc.: <b>Yes</b>		
Water Supply: <b>City/Municipal</b>	Fixtures Leased: <b>No</b>		
Fireplace Fuel: <b>Gas - Natural</b>	Fixtures Rmvd: <b>No</b>		
Fuel/Heating: <b>Baseboard, Hot Water</b>	Floor Finish: <b>Hardwood</b>		
Outdoor Area: <b>Patio(s)</b>			
Type of Roof: <b>Other</b>			

Maint Fee Inc: **Caretaker, Gas, Heat, Hot Water, Management**  
 Legal: **STRATA LOT 8, PLAN VAS420, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, UNDIV 185/10000 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT**  
 Amenities: **Bike Room, Elevator, Shared Laundry, Storage**

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby, Treed**  
 Features: **Dishwasher, Drapes/Window Coverings, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'11 x 11'11			x			x
Main	Dining Room	12'2 x 7'10			x			x
Main	Kitchen	7'11 x 7'6			x			x
Main	Bedroom	12'10 x 11'2			x			x
Main	Foyer	12'1 x 3'8			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>733</b>	# of Rooms: <b>5</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>733 sq. ft.</b>	# or % of Rentals Allowed: <b>6</b>			4				Garage Sz:
	Bylaws: <b>Pets Not Allowed, Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>			6				
Grand Total: <b>733 sq. ft.</b>				7				
				8				

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

**Gardener's dream home! Extra large 1 bedroom suite at Landmark Grand, a South Granville favorite. This 733 sqft home has a huge garden patio with mature trees & plants & is very private with your own secure gate out to the lane. It is very idyllic & such a tranquil outlook from the living room. Featuring a spacious floorplan, hardwood floors, cozy gas fireplace, stainless appliances, renovated bathroom, 1 parking & big storage locker. Sorry no pets, rentals at max. Very proactive strata in a extremely central location situated on a quiet tree-lined street yet just steps away from all the amazing shopping, restaurants & coffee shops on Granville St plus great parks & excellent transit. This is a must see! Sneak Peek by appointment, Thur, Oct 1, 4-6. Open House by appointment Sat, Oct 3, 2-4**