



Presented by:
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Active Residential Attached
R2548572 **\$528,800** (LP)
 Board: V (SP)
 Apartment/Condo **1823 W 7TH AVENUE**
Vancouver West



Sold Date: _____ Frontage (feet): _____ Original Price: **\$528,800**
 Meas. Type: _____ Frontage (metres): _____ Approx. Year Built: **1998**
 Depth / Size (ft.): _____ Bedrooms: **1** Age: **23**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **C-3A**
 Flood Plain: _____ Full Baths: **1** Gross Taxes: **\$1,176.13**
 Council Apprv?: _____ Half Baths: **0** For Tax Year: **2020**
 Exposure: **West** Maint. Fee: **\$284.81** Tax Inc. Utilities?: _____
 If new, GST/HST inc?: _____ P.I.D.: **024-105-899**
 Mgmt. Co's Name: **STRATAWEST** Tour: _____
 Mgmt. Co's Phone: **604-904-9595**
 View: _____
 Complex / Subdiv: **THE CARNEGIE**
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal**

Style of Home: Ground Level Unit Construction: Frame - Wood Exterior: Brick, Mixed, Stucco Foundation: Concrete Perimeter Rain Screen: Full Renovations: _____ Water Supply: City/Municipal Fireplace Fuel: Gas - Natural Fuel/Heating: Electric Outdoor Area: Patio(s) Type of Roof: Other	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: 1 BLOCK Units in Development: _____ Title to Land: Freehold Strata Property Disc.: Yes Fixtures Leased: No Fixtures Rmvd: No Floor Finish: Laminate
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Maint Fee Inc: **Caretaker, Gardening, Gas, Hot Water, Management**
 Legal: **STRATA LOT 25, PLAN LMS3166, DISTRICT LOT 526, GROUP 1, 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**
 Amenities: **Bike Room, Elevator, Garden, In Suite Laundry, Storage**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'2 x 10'11			x			x
Main	Kitchen	11'3 x 10'11			x			x
Main	Bedroom	12'6 x 9'8			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 508 Finished Floor (Above): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 508 sq. ft.	# of Rooms: 3 # of Kitchens: 1 # of Levels: 1 Crawl/Bsmt. Height: _____ Restricted Age: _____ # of Pets: 2 Cats: Yes Dogs: Yes # or % of Rentals Allowed: _____ Bylaws: Pets Allowed w/Rest., Rentals Allowed	Bath 1 2 3 4 5 6 7 8	Floor # of Pieces Ensuite? Main 4 No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
Unfinished Floor: 0 Grand Total: 508 sq. ft.	Basement: None			

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

Perfect 508 sqft, 1 bedroom home at the Carnegie. This suite has everything you need: great floorplan with zero wasted space, very private, west facing, patio, hardwood floors, cozy gas fireplace, granite kitchen counters, all in a solid rainscreened building. Comes with 1 parking and storage. Pets and Rentals allowed. Very proactive strata that's located just off of Burrard, steps to either West 4th Ave or Broadway shopping and restaurants, minutes to Downtown and Kits Beach and with good transit access. Leave the car at home-96 Walkscore! Perfect for first time buyer or investor. Easy to show, don't miss this one! Showings by appt during the following times: Thurs, Mar 11, 4-6, Sat & Sun, Mar 13 & 14, 2-4. Call or text to book.