



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

stilhavn
 REAL ESTATE SERVICES

Active
R2606601
 Board: V
 Apartment/Condo

308 360 E 36TH AVENUE
 Vancouver East
 Main
 V5W 4B9

Residential Attached
\$598,800 (LP)
 (SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$598,800
Meas. Type:	Bedrooms: 1	Approx. Year Built: 1994
Frontage(feet):	Bathrooms: 1	Age: 27
Frontage(metres):	Full Baths: 1	Zoning: RM-3A
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,417.42
Sq. Footage: 0.00		For Tax Year: 2021
Flood Plain:	P.I.D.: 018-781-641	Tax Inc. Utilities?:
View: :		Tour: Virtual Tour URL
Complex / Subdiv: MAGNOLIA GATE		
Services Connctd: Electricity, Natural Gas, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Corner Unit, Ground Level Unit**
 Construction: **Frame - Wood**
 Exterior: **Brick, Stucco, Vinyl**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Hot Water, Natural Gas, Radiant**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Tar & Gravel**

Reno. Year:
 Rain Screen: **Full**
 Metered Water:
 R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Garage; Underground**
 Dist. to Public Transit: **1 BLOCK** Dist. to School Bus:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Laminate**

Legal: **STRATA LOT 30, PLAN LMS1436, DISTRICT LOT 638, 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**

Amenities: **Club House, Exercise Centre, Guest Suite, In Suite Laundry, Storage, Swirlpool/Hot Tub**

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

Finished Floor (Main): 752	Units in Development: 145	Tot Units in Strata: 145	Locker: Yes
Finished Floor (Above): 0	Exposure: North	Storeys in Building: 4	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: QUAY PACIFIC	Mgmt. Co's #: 604-521-0876	
Finished Floor (Below): 0	Maint Fee: \$339.75	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility		
Finished Floor (Total): 752 sq. ft.			
Unfinished Floor: 0	Bylaws Restrictions: Age Restrictions, Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Grand Total: 752 sq. ft.	Restricted Age: 19+	# of Pets: 1	Cats: Yes Dogs: Yes
Suite:	# or % of Rentals Allowed: 7#		
Basement: None	Short Term (<1yr)Rnt/Lse Alwd?: No		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term Lse-Details:		
# of Kitchens: 1	# of Rooms: 6		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'9 x 12'2			x	1	Main	5	Yes
Main	Dining Room	11'8 x 9'9			x	2			
Main	Kitchen	10'0 x 7'6			x	3			
Main	Bedroom	11'4 x 10'5			x	4			
Main	Walk-In Closet	5'3 x 5'1			x	5			
Main	Den	7'3 x 5'6			x	6			
					x	7			
					x	8			

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

Enjoy the tranquil setting of Main Street's hidden gem, Magnolia Gate. This 752 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, laminate floors, large ensuite storage room (could be small office), and 5-pce ensuite. Also comes with an extremely large storage locker. 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: Thurs 4-6 & Sat 1-3.