



Presented by:  
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**stilhavn**  
 REAL ESTATE SERVICES

**Active**  
**R2631842**  
 Board: V  
 Apartment/Condo

**511 1561 W 57TH AVENUE**  
 Vancouver West  
 South Granville  
 V6P 0H5

Residential Attached  
**\$1,088,800** (LP)  
 (SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,088,800</b>
Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>2019</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>2</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>CD-1</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,896.20</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2021</b>
Flood Plain:	P.I.D.: <b>030-639-476</b>	Tax Inc. Utilities?:
View: <b>Yes : GULF ISLANDS, AIRPORT</b>		Tour:
Complex / Subdiv: <b>BEVERLY HOUSE</b>		
Services Connctd: <b>Electricity, Natural Gas, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **Upper Unit**  
 Construction: **Concrete**  
 Exterior: **Brick**  
 Foundation: **Concrete Perimeter**

Renovations:  
 # of Fireplaces: R.I. Fireplaces:  
 Fireplace Fuel:  
 Fuel/Heating: **Heat Pump**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Other**

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

Legal: **STRATA LOT 31, PLAN EPS5055, 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 V**

Amenities: **Exercise Centre, In Suite Laundry, Pool; Outdoor, Recreation Center, Storage, Swirlpool/Hot Tub**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, Clothes Washer/Dryer, Dishwasher, Drapes/Window Coverings, Microwave, Oven - Built In, Range Top, Refrigerator**

Finished Floor (Main): <b>807</b>	Units in Development:	Tot Units in Strata: <b>155</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure: <b>South</b>	Storeys in Building:	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>FIRSTSERVICE RESIDENTIAL</b>	Mgmt. Co's #: <b>604-683-8900</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$529.14</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Gardening, Gas, Hot Water, Management, Recreation Facility</b>		
Finished Floor (Total): <b>807 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>807 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b>		
Suite:	Restricted Age:	# of Pets:	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Basement: <b>None</b>	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: <b>1</b>	Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	14'6 x 11'8			x	1	Main	3	Yes
Main	Dining Room	9'9 x 6'5			x	2	Main	4	No
Main	Kitchen	10'5 x 8'5			x	3			
Main	Bedroom	9'11 x 8'9			x	4			
Main	Walk-In Closet	5'3 x 4'5			x	5			
Main	Bedroom	8'8 x 8'1			x	6			
		x			x	7			
		x			x	8			

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

**Fantastic VIEW 2 bedroom, 2 bathroom home in Beverly House at Shannon Wall Centre Kerrisdale. This 807 sqft home has an excellent, spacious layout with zero wasted space. Featuring a stylish, contemporary kitchen with top end appliances, designer cabinetry and plenty of counter space, large living and dining areas, high quality flooring, air conditioning, primary bedroom with ensuite and walk-in closet plus over 100 sqft of great outdoor space. You'll love spending time on your sunny balcony enjoying the views of the Gulf Islands, water and airport. You have full access to the amazing amenities of Shannon Mews: historic gardens and mansion, concierge, outdoor pool, gym and BBQ roof deck. Comes with 1 parking and locker. Leased till June 2022. Call now to book your viewing.**