

Active
R2222390
 Board: V, Attached
 Apartment/Condo

201 2288 NEWPORT AVENUE
 Vancouver East
 Fraserview VE
 V5P 2J2

\$658,000 (LP)
 (SP)

H T B W F M A



DOM: 6	List Date: 11/14/2017	Expiry Date: 9/5/2018
Prev. Price: \$0	Original Price: \$658,000	Sold Date:
Meas. Type: Feet	Frontage (feet):	Approx. Year Built: 1992
Depth/Size:	Frontage (metres):	Age: 25
Sq. Footage: 0.00	Bedrooms: 2	Zoning: C-1
Flood Plain:	Bathrooms: 2	Gross Taxes: \$1,203.36
Exposure:	Full Baths: 2	For Tax Year: 2017
If new, GST/HST inc?:	Half Baths: 0	Tax Inc. Utilities?: No
P.I.D.: 017-747-511	Council Apprv?:	Maint. Fee: \$217.00
View:		Tour: Virtual Tour URL
Mgmt. Co's Name: SELF MANAGED		Mgmt. Co #:
Complex / Subdiv:		
Services Connctd: Electricity, Natural Gas, Storm Sewer, Water		

Style of Home: Corner Unit, Upper Unit	Total Parking: 1	Covered Parking: 1	Parking Access: Rear, Side
Construction: Frame - Wood	Parking: Add. Parking Avail., Garage Underbuilding		
Exterior: Stucco			Locker: No
Foundation: Concrete Slab	Reno. Year: 2013	Dist. to Public Transit:	Dist. to School Bus: CLOSEBY
Rain Screen:	R.I. Plumbing:	Units in Development:	Total Units in Strata:
Renovations: Partly	R.I. Fireplaces:	Title to Land: Freehold Strata	
Water Supply: City/Municipal	# of Fireplaces: 1	Seller's Interest: Registered Owner	
Fireplace Fuel: Gas - Natural		Property Disc.: Yes	
Fuel/Heating: Baseboard, Electric		Fixtures Leased: No	
Outdoor Area: Balcony(s)		Fixtures Rmvd: No	
Type of Roof: Torch-On		Floor Finish: Laminate, Mixed	

Maint Fee Inc: Garbage Pickup, Gardening, Gas, Management	Municipal Charges Garbage: Water: Dyking: Sewer: Other:
Legal: PL LMS330 LT 5 DL 329 LD 36	

Amenities: **In Suite Laundry, Storage**

Site Influences: **Adult Oriented, Central Location, Lane Access, Recreation Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 14'			x			x
Main	Kitchen	7' x 7'			x			x
Main	Dining Room	8' x 7'			x			x
Main	Master Bedroom	14' x 10'			x			x
Main	Bedroom	12' x 10'			x			x
Main	Laundry	7' x 5'			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 945	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 945 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: 0	Bylaw Restrict: No Restrictions			5				Door Height:
Grand Total: 945 sq. ft.	Basement: None			6				
				7				
				8				

List Broker 1: **Royal Pacific Realty Corp. - Office: 604-266-8989**

List Sales Rep 1: **Van Anh - Phone: 604-562-1870**

List Sales Rep 2:

Sell Broker 1:

Sell Sales Rep 1:

Owner: ****Privacy Protected** SAU VAN VU**

Commission: **3.25%-1ST \$100K/1.15% BAL**

Occupancy: **Owner**

Realtor: **Very easy to show, show anytime. On lockbox. Measurements are approximate, buyer to verify if important. dropbox docs:**

Remarks: **https://www.dropbox.com/sh/7qoe2ylvsgcgn8/AAA6p94S_9Jci6CAxpeecA8ta?dl=0**

Rarely available top floor corner unit in Fraserview! Biggest unit in the strata, has a bright & open layout w/2 large bdrms & 2 baths with sundeck. Recent updates include engineered laminate flooring, freshly painted, appliances including stove, fridge & dishwasher. Windows & roof were replaced in (2009). A large laundry/storage room. Desirable location (quiet & central area): Walk to excellent schools David Oppenheimer & David Thompson & across from Bobolink Park! Don't miss out on this low strata fee \$217/mo which includes gas. Very easy to show. Call agent to view.

JUST LISTED: #201 2288 Newport Avenue • Vancouver



\$658,000

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Van Anh 604-562-1870
vananh.realestate@gmail.com



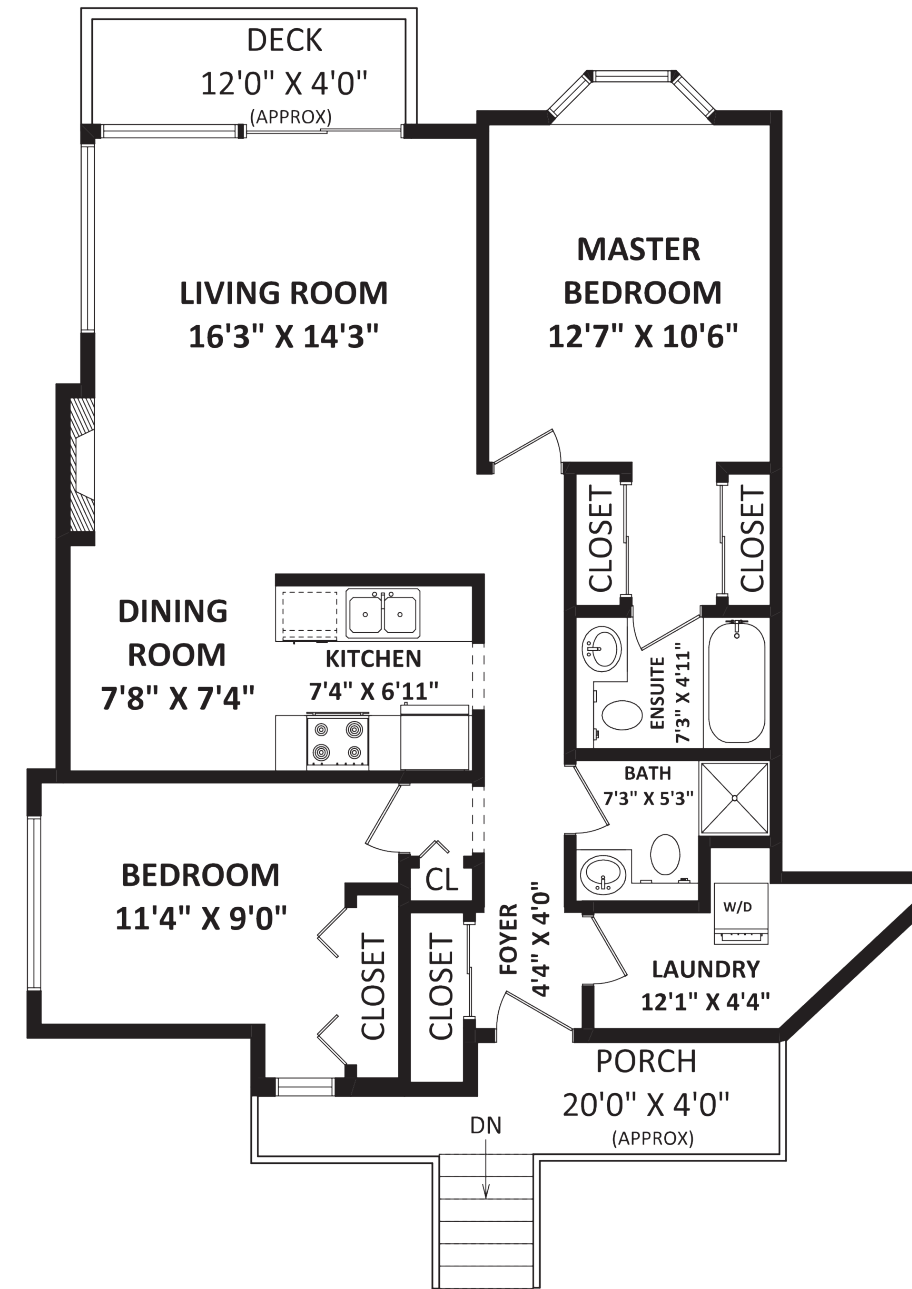
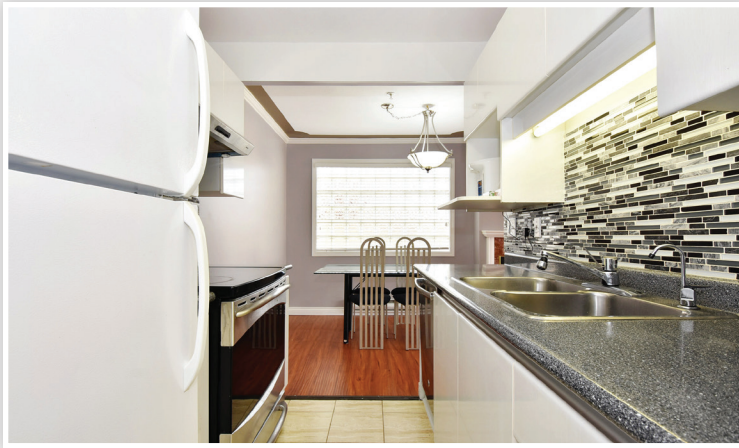
Royal Pacific Realty Corp.
 550 North Tower 650 West 41st Avenue
 Vancouver, BC V5Z 2M9
 604-266-8989

REA Full Realtor The enclosed information, while deemed to be correct, is not guaranteed. 11/20/2017 06:00 PM

Please contact Van Anh Nguyen, 604-562-1870, for specifications.

This communication is not intended to cause or induce breach of an existing agency agreement.





TOTAL FINISHED AREA: 941 SQ.FT.

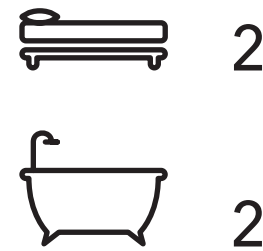
OTHER AREA(S)

DECK: 50 SQ.FT.*

PORCH: 68 SQ.FT.*



Details



Property Type: Residential Attached
 Type of Dwelling: Condo
 Year Built: 1992
 Living Area: 941 sq. ft.
 Strata Maint. Fee: \$217/mo
 List Price: \$658,000

Description

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