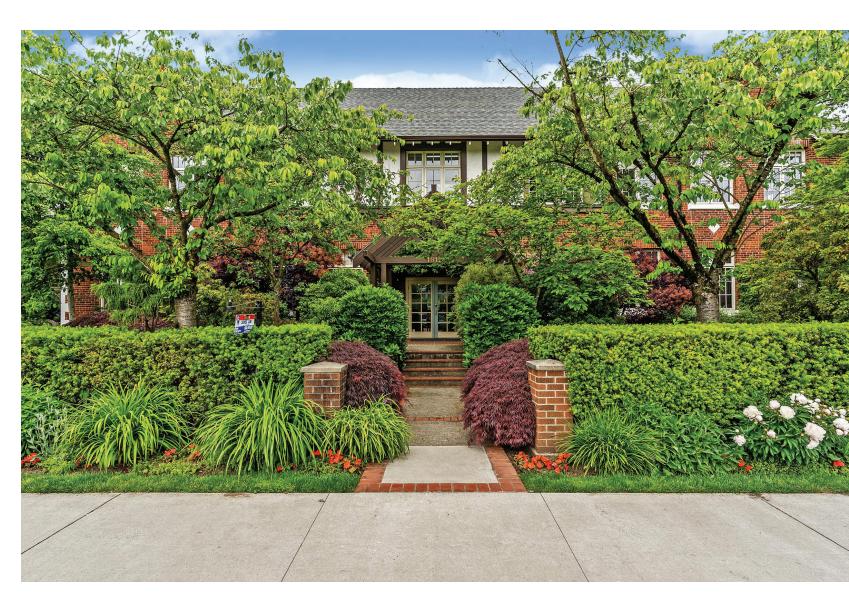
Active R2587187 Board: V Apartment/Condo			<b>102 1811 W 16TH AVENUE</b> Vancouver West Kitsilano V6J 2M3					Residential Attached <b>\$1,199,900</b> (LP) (SP) M		
				Sold Date: Meas. Type: Depth / Size (ft Lot Area (sq.ft. Flood Plain: Council Apprv? Exposure: <b>Sou</b> If new, GST/HS Mgmt. Co's Nar Mgmt. Co's Nar Mgmt. Co's Pho View: Complex / Subo Services Conne	): <b>0.00</b> : <b>th</b> IT inc?: me: <b>COLYVAN</b> one: <b>No :</b>	EWS	netres): 2 1 1 0 \$454.	Appro Age: Zonir Gross For T 93 Tax I P.I.D	nal Price: <b>\$1</b> px. Year Built g: Taxes: ax Year: nc. Utilities?: <b>023-765-</b> <b>Virtual To</b>	: 1998 23 RES \$2,500.39 2020 No 321
Construction: Exterior: Foundation: Rain Screen: Renovations: Water Supply: Fireplace Fuel: Fuel/Heating: Dutdoor Area: Fype of Roof: Maint Fee Inc: Legal: Amenities: Site Influences	Brick, Concret Concrete Perin Full City/Municipa Gas - Natural Electric, Natural None, Rooftor Torch-On Caretaker, Ga STRATA LOT 9 THE COMMON Elevator, Gard	e Block, Other e meter al Gas o Deck rdening, Gas, H 0, PLAN LMS280 I PROPERTY IN len, In Suite La on, Recreation	R.I. R.I. # of t Water 1, DISTRIC PROPORTI- undry, Stor Nearby	o. Year: 2019 Plumbing: Fireplaces: f Fireplaces: 1 CT LOT 526, GROU ON TO THE UNIT age	IP 1, NEW WEST	nsit: nent: 19 Freehold Stra (es No : No : Hardwood, La MINSTER LA	nd ata aminate ND DISTRI	Parking Access Locker: <b>Y</b> Dist. to Schoo Total Units in <b>CT, TOGETHE</b> <b>HOWN ON FC</b>	Bus: Strata: <b>19</b> R WITH AN I	NTEREST IN
Floor Main Main Main Main Main Main	ClthWsh/Dryr Type Living Room Kitchen Dining Room Bedroom Bedroom Foyer	/Frdg/Stve/DV Dimensic 19'8 x 1: 9'2 x 8' 11'3 x 8' 11'10 x 1( 9'11 x 9' 8'9 x 4' x x x	ns Floo 3'1 5 1 1'11 7	r Type		Dimensions X X X X X X X X X X	Floor	Туре		Dimensions X X X X X X X X X X
Finished Floor Finished Floor Finished Floor Finished Floor Finished Floor Unfinished Floo Grand Total:	(Above): (Below): (Basement): (Total):	0 Cr 0 Re 0 # 992 sq. ft. # 0	laws: Pets /	Cats: Yes Cats: Yes tals Allowed: Allowed w/Rest., strctns	Dogs: <b>Yes</b>	x Bath 1 2 3 4 5 6 7 8	Floor # of Main	f Pieces Ensui 3 No		iz:





Mohamed Sabry 604-961-6397 mohamedsabry@royallepage.ca mohamedsabry.ca

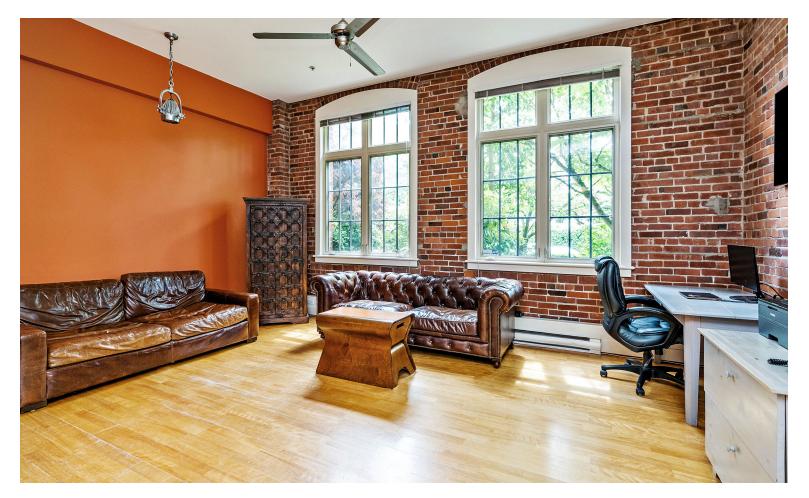
Royal LePage West Real Estate Services 2185 Austin Avenue, Coquitlam, BC V3K 3R9 Tel. 604-939-6666



Please contact Mohamed Sabry, 604-961-6397, for specifications.

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

## 102 - 1811 WEST 16<sup>th</sup> AVENUE VANCOUVER



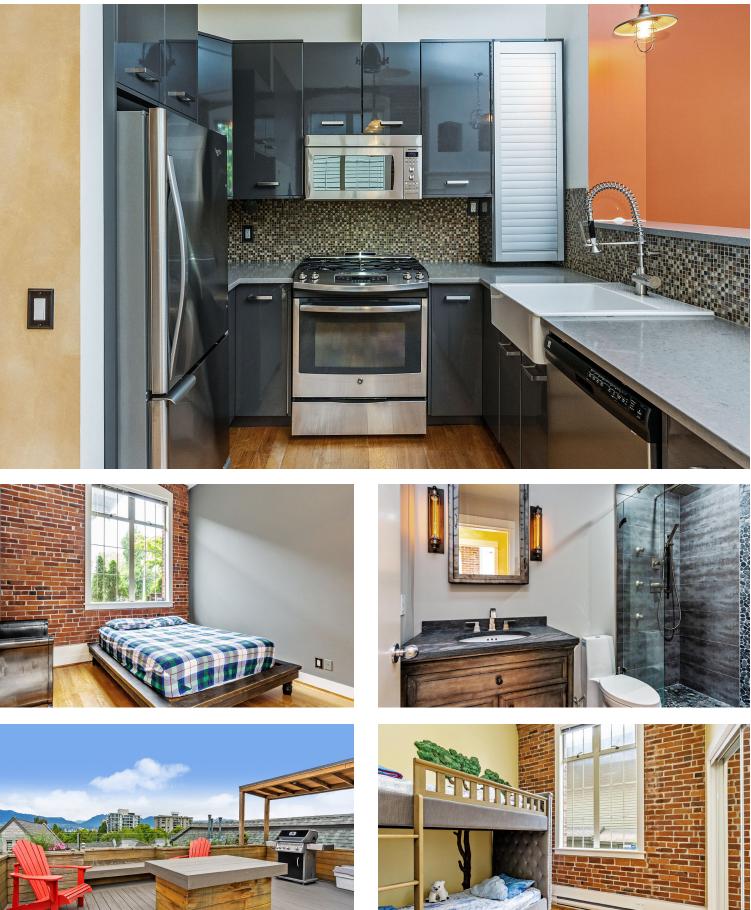
## DETAILS

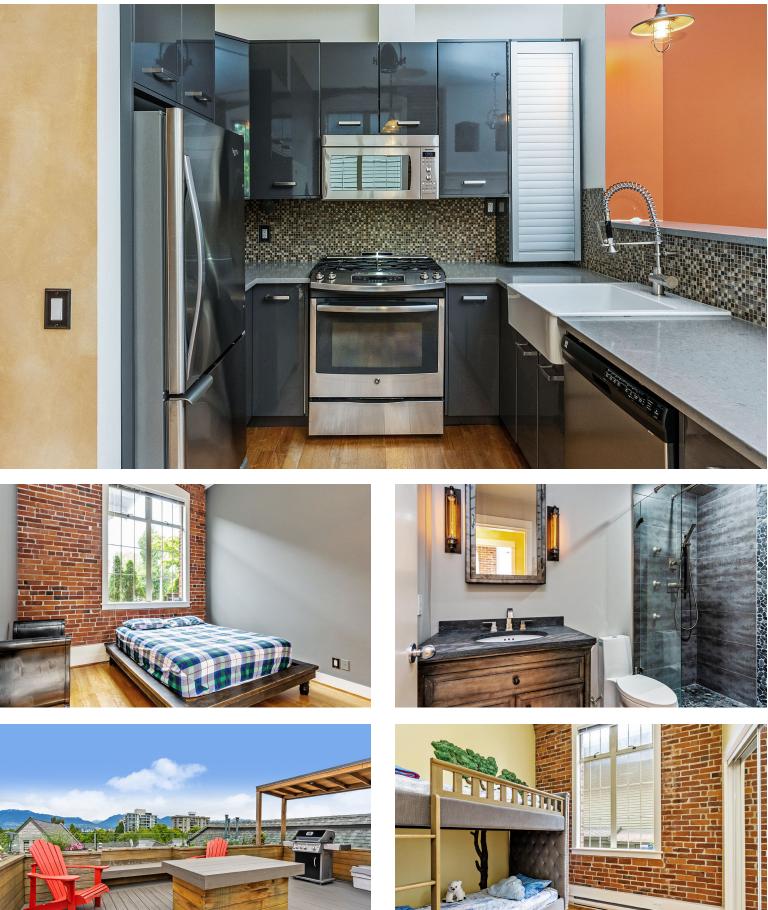
0	_	Property Style:	Ground Level - End Unit
	2	Type of Dwelling	: Townhouse
•		Year Built:	1998
<b>ب</b>		Living Area:	992 sq. ft.
	1	Maintenance Fee	e: \$454.93
		Taxes:	\$2,500.39
		List Price:	\$1,199,900

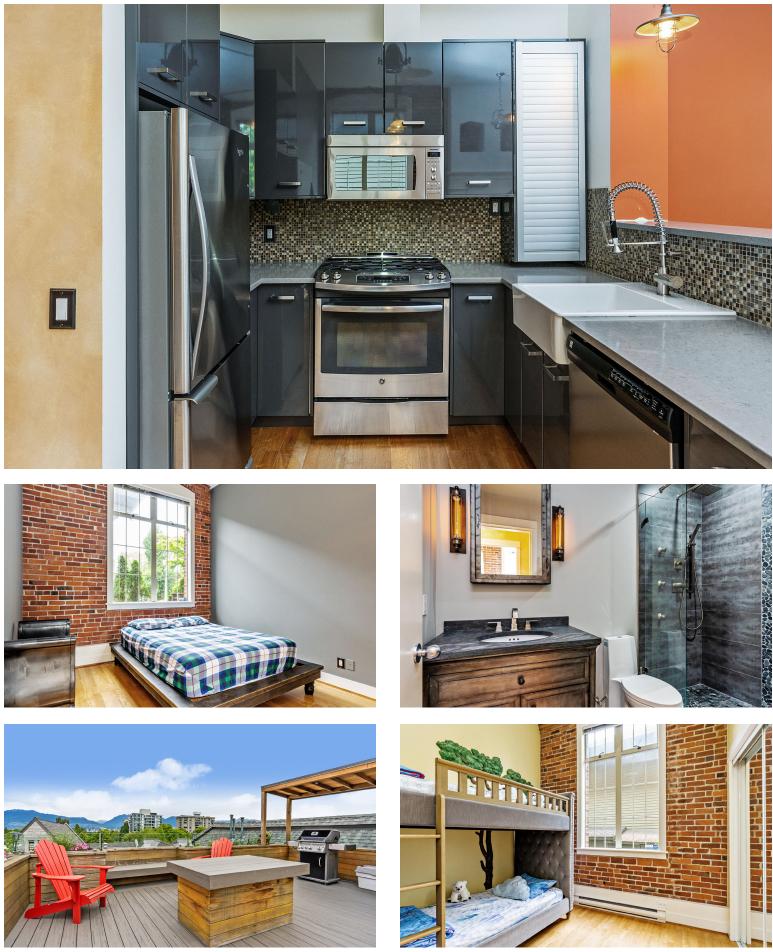
## DESCRIPTION

New York-style home located in trendy Kitsilano! This fabulous renovated , 2 bdrm corner unit with exceptional layout rarely comes available. Featuring spacious open concept living, dining & kitchen areas w/S/S appliances, H/W flooring, exposed brick charm, custom built gas fireplace mantle, soaring 12 ceilings & oversized 8 windows w/a beautiful outlook towards the immaculately maintained gardens. 1 of only 19 units at CEDAR MEWS, a heritage conversion built in 1922 & converted in 1998. Within walking distance to S Granville & Broadway shopping & unbeatable access to DT, UBC & YVR. Spectacular city & mountain views from the large common rooftop deck equipped w/gas BBQ, furniture & lovely gardens. 1 underground parking & storage incl.









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