

Active
R2587187
 Board: V
 Apartment/Condo

102 1811 W 16TH AVENUE
 Vancouver West
 Kitsilano
 V6J 2M3

Residential Attached
\$1,199,900 (LP)
 (SP) 



Sold Date:
 Meas. Type: **Feet**
 Depth / Size (ft.):
 Lot Area (sq.ft.): **0.00**
 Flood Plain:
 Council Apprv?:
 Exposure: **South**
 If new, GST/HST inc?:
 Mgmt. Co's Name: **COLYVAN PACIFIC**
 Mgmt. Co's Phone:
 View: **No :**
 Complex / Subdiv: **CEDAR MEWS**
 Services Connected: **Electricity, Natural Gas**

Frontage (feet):
 Frontage (metres):
 Bedrooms: **2**
 Bathrooms: **1**
 Full Baths: **1**
 Half Baths: **0**
 Maint. Fee: **\$454.93**

Original Price: **\$1,199,900**
 Approx. Year Built: **1998**
 Age: **23**
 Zoning: **RES**
 Gross Taxes: **\$2,500.39**
 For Tax Year: **2020**
 Tax Inc. Utilities?: **No**
 P.I.D.: **023-765-321**
 Tour: **Virtual Tour URL**

Style of Home: **End Unit, Ground Level Unit**
 Construction: **Brick, Concrete Block, Other**
 Exterior: **Brick, Concrete**
 Foundation: **Concrete Perimeter**
 Rain Screen: **Full**
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Electric, Natural Gas**
 Outdoor Area: **None, Rooftop Deck**
 Type of Roof: **Torch-On**

Reno. Year: **2019**
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1**
 Parking: **Garage; Underground**
 Parking Access: **Lane**

Locker: **Y**
 Dist. to School Bus:
 Total Units in Strata: **19**

Dist. to Public Transit:
 Units in Development: **19**
 Title to Land: **Freehold Strata**

Property Disc.: **Yes**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Hardwood, Laminate**

Maint Fee Inc: **Caretaker, Gardening, Gas, Hot Water**
 Legal: **STRATA LOT 9, PLAN LMS2801, 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**
 Amenities: **Elevator, Garden, In Suite Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby**
 Features: **CithWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'8 x 13'1			x			x
Main	Kitchen	9'2 x 8'5			x			x
Main	Dining Room	11'3 x 8'1			x			x
Main	Bedroom	11'10 x 10'11			x			x
Main	Bedroom	9'11 x 9'7			x			x
Main	Foyer	8'9 x 4'11			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	992	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	3	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total):	992 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Door Height:
Grand Total:	992 sq. ft.	Basement: None			6				
					7				
					8				



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

102 - 1811 WEST 16TH AVENUE
VANCOUVER

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

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





DETAILS

Property Style: Ground Level - End Unit
 Type of Dwelling: Townhouse
 Year Built: 1998
 Living Area: 992 sq. ft.
 Maintenance Fee: \$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.

