

Presented by:
Margaret Leung
 Re/Max Margaret Leung Realty
 Phone: 604-263-2823
 Email: mleun22@telus.net
 Website: margaretleungrealty.com

Vancouver West, University VW Residential Attached
101 5868 AGRONOMY RD, V6T 0B5 **MLS# V987983** **Active**

	List Price: \$659,900	Previous Price:	
	Subdiv/Complex: SITKA Frontage: _____ Approx Yr Blt: 2012 PID: 028-892-160 Depth/Size: _____ Type: Apartment/Condo Lot SqFt: 0 Age at List Date: 1 Zoning: APT Exposure: SW Bedrooms: 2 Taxes: _____ Stories in Bldg: 14 Bathrooms: 2 If New GST/HST Incl: No Flood Plain: _____ Full Baths: 2 Tax Incl Utilities: Yes Meas. Type: Feet Half Baths: 0 Apprvl Reqd: _____ Fixtures Lsd: N Fixt Removed: N View: N		

Style of Home: Ground Level Unit, Corner Unit Construction: Concrete Foundation: Concrete Perimeter Exterior: Glass Rain Screen: Full Type of Roof: Other Renovations: _____ Flooring: Hardwood, Mixed Water Supply: City/Municipal Heat/Fuel: Electric No. of Fireplaces: 0 Fireplace Fuel: _____ Outdoor Area: Patio(s) Mngmt Co: AWM ALLIANCE RE GROUP LTD Mngmt Ph: 604-685-3227	R/I Plumbing: _____ Reno Year: _____ R/I Fireplaces: _____ Total Parking: 1 Parking Access: Rear Parking Facilities: Add. Parking Avail., Visitor Parking Dist to Public Trans: 2 Units in Development: 81 Locker: No Possession: _____ Title to Land: Leasehold prepaid-Strata Seller's Interest: Registered Owner Mortgage Info: \$0 Property Disclosure: Y Bylaw Restrictions: Pets Allowed w/Rest.
Covered Parking: 1 Dist to School/Bus: 2 Total Units in Strata: 81 Maint Fee: \$297.96	

Maint Charge Incl: Caretaker, Gardening, Gas, Garbage Pickup, Management, Snow removal

Legal: SL 1 DL 6494 GRP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS 895

Amenities: Bike Room, Elevator, Garden, In Suite Laundry

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences: Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	9' X 12'						
Main F.	Kitchen	8'6 X 9'6						
Main F.	Dining	8' X 12'						
Main F.	Master Bedroom	12' X 9'						
Main F.	Bedroom	9' X 10'						

Floor Area (SqFt):	Total # Rooms: 5	Bathrooms
Finished Floor Area Main: 810	Finished Levels: 1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height: _____	4
Total Finished Floor Area: 810	Restricted Age: _____	5
	# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes	6
Unfinished Floor Area: 0	# or % Rentals: _____	7
Grand Total Floor Area: 810		8

Listing Broker(s): RE/MAX Margaret Leung Realty

Beautiful garden living at Sitka by Polygon located within walking distance to U-Hill Schools, major faculties, shopping & community centre. This spectacular 2 bedroom, 2 bathroom SW corner suite provides natural light from all rooms. Gorgeous sunny patio & lovely landscaped courtyard feels like your own private garden. Great floor plan offers high ceiling, fabulous kitchen with top of the line appliances. Low-E windows, engineered hardwood floor, ensuite with marble countertop & heated floor & towel warmer & more. A dream home ready for immediate occupancy.