

Presented by:
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Vancouver West, Fairview VW Residential Attached
111 2288 PINE ST, V6J 5G4 **MLS# V1007298** **Active**



List Price: \$948,000 Previous Price:

Subdiv/Complex: FAIRVIEW

Frontage:	Approx Yr Bldt: 1992	PID: 017-765-153
Depth/Size:	Age at List Date: 21	Type: Townhouse
Lot SqFt: 0	Bedrooms: 3	Zoning: C-3A
Exposure: SW	Bathrooms: 3	Taxes: \$3,295 (2012)
Stories in Bldg:	Full Baths: 2	If New GST/HST Incl:
Flood Plain:	Half Baths: 1	Tax Incl Utilities: No
Meas. Type:		Apprvl Reqd: No
Fixtures Lsd:		
Fixt Removed:		
View: N		

Style of Home: 2 Storey	Total Parking: 2	Covered Parking: 2
Construction: Concrete	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Garage Underbuilding	
Exterior: Mixed		
Rain Screen:	R/I Plumbing:	
Type of Roof: Other	Dist to Public Trans:	Dist to School/Bus:
Renovations: Partly	Units in Development:	Total Units in Strata:
Flooring: Laminate, Mixed	Locker: Yes	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Electric	Title to Land: Freehold Strata	
No. of Fireplaces: 0	Seller's Interest: Registered Owner	
Fireplace Fuel:	Mortgage Info: \$0	
Outdoor Area: Balcony(s), Patio(s)	Property Disclosure: Y	
Mngmt Co: CONDEX PROPERTY	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions	
Mngmt Ph: 604-682-5611	Maint Fee: \$581.20	

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Hot Water, Management, Recreation Facility

Legal: PL LMS344 LT 21 DL 526 LD 36
 Amenities: Exercise Centre, Garden, In Suite Laundry, Pool; Indoor, Swirlpool/Hot Tub
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences: Central Location, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17'3 X 13'9						
Main F.	Kitchen	11' X 8'8						
Main F.	Dining	11'6 X 13'9						
Main F.	Den	9'8 X 8'6						
Main F.	Laundry	10'6 X 3'						
Above	Master Bedroom	17' X 14'						
Above	Bedroom	11' X 10'						
Above	Bedroom	14'6 X 9'6						

Floor Area (SqFt):	Total # Rooms: 8	Bathrooms
Finished Floor Area Main: 842	Finished Levels: 2	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 842	Basement Area: None	2 4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down: 0		3 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Bsmt: 0	Bsmt Height: 4	
Total Finished Floor Area: 1,684	Restricted Age: 5	
Unfinished Floor Area: 0	# Pets / Cats; Dogs: 1	
Grand Total Floor Area: 1,684	# or % Rentals: 5	
		7
		8

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

Great opportunity to own this renovated 2 level concrete townhome. Rarely available 3 bedroom, 2.5 bathrooms. Bright SW corner unit with its own street entrance and private patio. Main level features an open concept floor plan with laminate floor. Large living and dining rooms. Gourmet kitchen with granite countertops and pantry/laundry. Upper level offers spacious master suite with balcony and full ensuite and 2 other bedrooms. 2 parkings and storage locker. Building amenities include indoor pool, whirlpool, fitness centre and courtyard. Resident caretaker. Plumbing retrofit project has been paid. Convenient location within walking distance to Granville Island, South Granville shops, galleries, restaurants and theatres.