

Presented by:
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Vancouver West, University VW Residential Attached
101 6268 EAGLES DR, V6T 0A2 **MLS# V1046663** **Active**



List Price: \$849,000 Previous Price:

Subdiv/Complex: CLEMENT'S GREEN

Frontage:	Approx Yr Blt:	2006	PID:	026-749-521
Depth/Size:			Type:	Apartment/Condo
Lot SqFt:	Age at List Date:	8	Zoning:	STRATA
Exposure:	Bedrooms:	3	Taxes:	\$2,162 (2013)
Stories in Bldg:	Bathrooms:	2	If New GST/HST Incl:	
Flood Plain:	Full Baths:	2	Tax Incl Utilities:	No
Meas. Type:	Half Baths:	0	Apprvl Reqd:	
Fixtures Lsd:				
Fixt Removed:	N			
View:				

Style of Home:	Corner Unit, Ground Level Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Side		
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:	Hardwood, Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Geothermal	Title to Land:	Leasehold prepaid-Strata		
No. of Fireplaces:	0	Seller's Interest:	Registered Owner		
Fireplace Fuel:		Mortgage Info:	\$0		
Outdoor Area:	Patio(s)	Property Disclosure:	Y		
Mngmt Co:	PACIFIC DAWN	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
Mngmt Ph:	604-683-8843	Maint Fee:	\$378.56		

Maint Charge Incl: Gardening, Garbage Pickup, Management

Legal: BCS 1966 LT 10 DL 4805 LD 36
 Amenities: Elevator, In Suite Laundry
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences: Central Location, Golf Course Nearby, Greenbelt, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 12'						
Main F.	Dining	12' X 12'						
Main F.	Kitchen	10' X 7'11"						
Main F.	Nook	10' X 7'3"						
Main F.	Master Bedroom	12' X 11'6"						
Main F.	Bedroom	11' X 9'						
Main F.	Bedroom	11' X 9'						
Main F.	Den	7'6" X 5'						
Main F.	Utility	0' X 0'						

Floor Area (SqFt):	Total # Rooms:	9	Bathrooms
Finished Floor Area Main:	Finished Levels:	1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	Basement Area:	None	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:			3
Finished Floor Area Bsmt:	Bsmt Height:		4
Total Finished Floor Area:	Restricted Age:		5
	# Pets / Cats; Dogs:		6
Unfinished Floor Area:	# or % Rentals:		7
Grand Total Floor Area:			8

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

Lovely 3 bedroom + Den corner suite in this beautiful eco-friendly geothermal bldg! Reduction in gas and water consumption. SW exposure. Wrap-around windows to provide abundant light throughout the day. Private walk-up entry and yard feels like living in a house. Gorgeous sunny patio and outdoor space for barbecue or flowering garden. 9' ceiling. Master bedroom with large walk-in closet. Open kitchen w/eating area, S/S appliances & granite countertops. Nwer bamboo engineer hardwood floor throughout, L/G washer & dryer. Seller paid extra for the large storage locker. Quiet central location near community centre, parks, UBC facilities, the new U-Hill schools, transit & shopping! A great family home. Move-in condition.