

Presented by:  
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Vancouver West, Quilchena # 511 4759 VALLEY DR, V6J 4B7	<b>MLS# V1049056</b>	Residential Attached <b>Active</b>
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	List Price: \$1,480,000	Previous Price:		
	Subdiv/Complex:			
	Frontage:	Approx Yr Blt: 2005	PID:	026-206-340
	Depth/Size:		Type:	Apartment/Condo
	Lot SqFt: 0	Age at List Date: 9	Zoning:	CD-1
Exposure: E	Bedrooms: 2	Taxes:	\$4,937 (2013)	
Stories in Bldg: 7	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: Y - PARK				

Style of Home: Upper Unit	Total Parking: 1	Covered Parking: 1	
Construction: Concrete	Parking Access: Front		
Foundation: Concrete Perimeter	Parking Facilities: Garage; Underground		
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: Baseboard, Electric	Title to Land: Freehold Strata		
No. of Fireplaces: 1	Seller's Interest: Registered Owner		
Fireplace Fuel: Gas - Natural	Mortgage Info: \$0		
Outdoor Area: Balcony(s)	Property Disclosure: Y		
Mngmt Co: CONDEX	Bylaw Restrictions: Pets Allowed w/Rest.		
Mngmt Ph: 604-682-5611	Maint Fee: \$425.49		

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

Legal: PL BCS615 LT 185 DL 526 LD 36

Amenities: Garden, Playground, Recreation Center, Sauna/Steam Room

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

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14'2" X 12'2"						
Main F.	Kitchen	12' X 8'4"						
Main F.	Dining	13' X 11'6"						
Main F.	Master Bedroom	15'10" X 10'6"						
Main F.	Bedroom	11'4" X 9'						
Main F.	Eating Area	8'8" X 8'4"						
Main F.	Den	8'8" X 4'6"						

<b>Floor Area (SqFt):</b>	<b>Total # Rooms:</b> 7	<b>Bathrooms</b>
Finished Floor Area Main: 1,302	Finished Levels: 1	1 5 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 1,302	Restricted Age:	5
	# Pets / Cats; Dogs: 2	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 1,302		8

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

This bright 2 bedrooms plus den home in Marguerite House II by Polygon with all rooms facing the Quilchena Park will impress you. Most desirable open floor plan offering high ceiling with bedrooms on opposite sides for privacy. Spacious living and dining rooms. Gourmet kitchen with granite countertop and adjoining nook opens to large balcony with cover for all year round enjoyment. Deluxe master bedroom with spa-like ensuite and walk-in closet. 1 parking and a locker. Building offers wonderful amenities including guest suites, concierge, gym and spa area, etc. Prince of Wales High School and Shaughnessy Elementary School catchment. Short walk to shopping and public transit. A warm family home in a serene setting.