


Presented by:
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Vancouver West, Kitsilano		MLS# V1072169		Residential Attached			
# PH1 2088 W 11TH AV, V6J 2C9		Active					
		List Price: \$549,000 Previous Price:					
		Subdiv/Complex: LOFTS IN KITS					
		Frontage:		Approx Yr Blt: 2000		PID: 024-813-257	
		Depth/Size:		Age at List Date: 14		Type: Apartment/Condo	
Lot SqFt: 0		Exposure: NW		Zoning: C-8			
Stories in Bldg:		Bedrooms: 2		Taxes: \$1,962 (2013)			
Flood Plain:		Bathrooms: 1		If New GST/HST Incl:			
Meas. Type: Feet		Full Baths: 1		Tax Incl Utilities: No			
Fixtures Lsd:		Half Baths: 0		Apprvl Reqd:			
Fixt Removed:		View: Y - MOUNTAIN & ARBUTUS WALK					
Style of Home: Corner Unit, Penthouse		Total Parking: 1		Covered Parking: 1			
Construction: Frame - Wood		Parking Access: Side					
Foundation: Concrete Perimeter		Parking Facilities: Garage Underbuilding					
Exterior: Brick, Mixed							
Rain Screen:		R/I Plumbing:					
Type of Roof: Other		Reno Year:		Dist to Public Trans:			
Renovations: Partly				Units in Development:			
Flooring: Hardwood, Tile		Locker: No		Dist to School/Bus:			
Water Supply: City/Municipal		Possession:		Total Units in Strata:			
Heat/Fuel: Electric, Natural Gas		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)							
Mngmt Co: SELF-MANAGED		Property Disclosure: Y					
Mngmt Ph:		Bylaw Restrictions: Pets Allowed, Rentals Allowed w/Restrictions					
Maint Fee: \$292.80							
Maint Charge Incl: Gardening, Garbage Pickup, Management, Recreation Facility							
Legal: PL LMS4185 LT 15 DL 526 LD 36 IN PROPORTION TO THE UNIT ENTITLEMENT OF THE							
Amenities: Bike Room, Elevator, Garden, In Suite Laundry							
Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW							
Site Influences: Central Location, Recreation Nearby, Shopping Nearby							
<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>		
Main F.	Living Room	12' X 11'					
Main F.	Kitchen	12' X 12'					
Main F.	Dining	9' X 9'6"					
Main F.	Master Bedroom	12' X 9'6"					
Main F.	Bedroom	10'10" X 9'7"					
Main F.	Laundry	3'2" X 7'8"					
Main F.	Entrance Hall	11' X 3'					
<u>Floor Area (SqFt):</u>		Total # Rooms: 7		<u>Bathrooms</u>			
Finished Floor Area Main: 919		Finished Levels: 1		1 4 Piece; Ensuite: N; Level: Main F.			
Finished Floor Area Up: 0		Basement Area: None		2			
Finished Floor Area Down: 0				3			
Finished Floor Area Bsmt: 0		Bsmt Height:		4			
Total Finished Floor Area: 919		Restricted Age:		5			
		# Pets / Cats; Dogs:		6			
Unfinished Floor Area: 0		# or % Rentals:		7			
Grand Total Floor Area: 919				8			
Listing Broker(s): RE/MAX Margaret Leung Realty							
<p>Gorgeous NW corner 2 bedrooms penthouse in the heart of Kitsilano/Arbutus Walk. 9'3" ceiling and lots of windows with plenty of natural light, Excellent floor plan features great living and dining room with gas fireplace, Recent upgrades include Caesarstone countertops, stainless steel appliances, floor tiles, engineered hardwood floor throughout, new fireplace surround and wall unit and an updated bathroom with radiant floor heat and more. Insuite laundry & storage. Friendly building with central courtyard and outdoor common balcony area. Great location within walking distance to shops, Connaught park, Kits community centre, transit and schools. Pleasant view of mountain and Arbutus Walk. You will love it. Open Sat. 1 - 3.</p>							