

Presented by:  
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Vancouver East, Main Residential Attached  
**# 206 215 E 33RD AV, V5V 2Z7** **MLS# V1090215** **Active**



List Price: \$349,800 Previous Price:

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Subdiv/Complex: 33 & MAIN

Frontage:	Approx Yr Bilt:	2011	PID:	028-664-299
Depth/Size:	Age at List Date:	3	Type:	Apartment/Condo
Lot SqFt: 0	Bedrooms:	1	Zoning:	C-2
Exposure: W	Bathrooms:	1	Taxes:	\$1,293 (2014)
Stories in Bldg: 4	Full Baths:	1	If New GST/HST Incl:	
Flood Plain:	Half Baths:	0	Tax Incl Utilities:	
Meas. Type: Feet			Apprvl Reqd:	

Fixtures Lsd:  
 Fixt Removed:  
 View:

Style of Home: 1 Storey, Upper Unit	Total Parking: 1	Covered Parking: 1
Construction: Frame - Wood	Parking Access: Rear	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Underground	
Exterior: Brick, Other		
Rain Screen:	R/I Plumbing:	
Type of Roof: Torch-On	Dist to Public Trans:	Dist to School/Bus:
Renovations:	Units in Development:	Total Units in Strata: 36
Flooring: Laminate, Mixed	Locker: Yes	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Baseboard, Electric	Title to Land: Freehold Strata	
No. of Fireplaces: 0	Seller's Interest: Registered Owner	
Fireplace Fuel: None	Mortgage Info: \$0	
Outdoor Area: None	Property Disclosure: Y	
Mngmt Co: National Pacific	Bylaw Restrictions: No Restrictions	
Mngmt Ph: 604-685-8830	Maint Fee: \$199.87	

Maint Charge Incl: Gardening, Garbage Pickup, Management

Legal: PL BCS4204 LT 7 DL 634 LD 36 THE STRATA LOT AS SHOWN ON FORM V.  
 Amenities: Bike Room, Elevator, In Suite Laundry  
 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	9'3 X 10'10						
Main F.	Kitchen	10' X 12'4						
Main F.	Dining	6' X 11'						
Main F.	Master Bedroom	9' X 10'						
Main F.	Study	5'10 X 4'5						
Main F.	Storage	5' X 5'						
Main F.	Walk-In Closet	5' X 3'10						
Main F.	Solarium	5'10 X 4'9						

<b>Floor Area (SqFt):</b>	Total # Rooms: 8	<b>Bathrooms</b>
Finished Floor Area Main: 652	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: 652	Restricted Age:	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 652		8

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

Desirable Main neighbourhood close to parks, shops, services & transit. Good floor plan offering open living space. Large master bedroom with walk-in closet. Den and in-suite storage. Features laminate plank flooring, kitchen with contemporary flat panel cabinets with quartz countertops, premium stainless steel appliances & built-in wine rack. Bathroom with deep soaker bathtub, custom flat-panel wood vanity with plenty of storage. 1 parking, storage locker plus individual bike locker. Balance of New Home warranty. You will love it.