

Presented by:  
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Vancouver West, University VW Residential Attached  
**# 201 6063 IONA DR, V6T 0B1** **MLS# V1137431** **Active**



List Price: \$728,000 Previous Price:

Subdiv/Complex: Coast

Frontage:	Approx Yr Blt:	2009	PID:	027-968-723	
Depth/Size:			Type:	Apartment/Condo	
Lot SqFt:	0	Age at List Date:	6	Zoning:	STRATA
Exposure:	NW	Bedrooms:	2	Taxes:	\$1,567 (2015)
Stories in Bldg:		Bathrooms:	2	GST/HST Incl?:	
Flood Plain:		Full Baths:	2	Tax Incl Utilities:	
Meas. Type:		Half Baths:	0	Apprvl Reqd:	
Fixtures Lsd:					
Fixt Removed:					
View:					

Style of Home:	1 Storey	Total Parking:	2	Covered Parking:	2
Construction:	Concrete	Parking Access:	Side		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding		
Exterior:	Concrete, Glass				
Rain Screen:	Full	R/I Plumbing:			
Type of Roof:	Other				
Renovations:		Reno Year:		Dist to Public Trans:	
Flooring:	Hardwood			Units in Development:	
Water Supply:	City/Municipal			Locker:	Yes
Heat/Fuel:	Baseboard, Electric			Possession:	
No. of Fireplaces:	1	R/I Fireplaces:		Title to Land:	Leasehold prepaid-Strata
Fireplace Fuel:	Electric			Seller's Interest:	Registered Owner
Outdoor Area:	Balcony(s)			Mortgage Info:	\$0
Mngmt Co:	First Service Residential			Property Disclosure:	Y - y
Mngmt Ph:	604-683-8900	Maint Fee:	\$307.80	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed

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

Legal: PL BCS3492 LT 19 DL 3044 LD 36 GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPC  
 Amenities: Bike Room, Exercise Centre, Garden, In Suite Laundry  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences: Private Setting, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11'6" X 11'4"						
Main F.	Dining	10'9" X 10'						
Main F.	Kitchen	12'8" X 9'8"						
Main F.	Master Bedroom	10'6" X 9'8"						
Main F.	Bedroom	11' X 9'4"						
Main F.	Walk-In Closet	4'5" X 4'3"						

<b>Floor Area (SqFt):</b>	Total # Rooms:	6	<b>Bathrooms</b>
Finished Floor Area Main:	896	Finished Levels:	1
Finished Floor Area Up:	0	Basement Area:	None
Finished Floor Area Down:	0		
Finished Floor Area Bsmt:	0	Bsmt Height:	4
Total Finished Floor Area:	896	Restricted Age:	5
		# Pets / Cats; Dogs:	6
Unfinished Floor Area:	0	# or % Rentals:	7
Grand Total Floor Area:	896		8

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

Presituous UBC neighbourhood. Concrete low rise offering spacious principal rooms, hardwood floor, open gourmet kitchen with deluxe Miele & Sub Zero appliances. Large covered balcony overlooking gorgeous quiet and peaceful inner courtyard. 2 side by side parking plus storage locker. Immediate possession. A great investment. Will not last!