



Presented by:

# Margaret H Leung

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**Active**  
**R2162755**  
Board: V  
Apartment/Condo

## 108 5568 KINGS ROAD

Vancouver West  
University VW  
V6T 1K8

Residential Attached

**\$528,000** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$528,000</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>2007</b>
Depth / Size (ft.):	Bedrooms: <b>1</b>	Age: <b>10</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>1</b>	Zoning: <b>RES</b>
Flood Plain:	Full Baths: <b>1</b>	Gross Taxes: <b>\$995.01</b>
Approval Req?:	Half Baths: <b>0</b>	For Tax Year: <b>2016</b>
Exposure:	Maint. Fee: <b>\$160.05</b>	Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: <b>027-035-000</b>
Mgmt. Co's Name: <b>Associa BC Inc.</b>		Tour:
Mgmt. Co's Phone: <b>604-257-0325</b>		
View: :		
Complex / Subdiv: <b>Galleria</b>		
Services Connected: <b>Electricity, Sanitary Sewer, Water</b>		

Style of Home: <b>Corner Unit</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Rear</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage Underbuilding</b>		Locker: <b>N</b>
Exterior: <b>Mixed</b>			Dist. to School Bus:
Foundation: <b>Concrete Perimeter</b>	Reno. Year:	Dist. to Public Transit:	Total Units in Strata:
Rain Screen:	R.I. Plumbing:	Units in Development:	
Renovations:	R.I. Fireplaces:	Title to Land: <b>Freehold Strata</b>	
Water Supply: <b>City/Municipal</b>	# of Fireplaces: <b>0</b>	Property Disc.: <b>Yes</b>	
Fireplace Fuel: <b>None</b>		Fixtures Leased: <b>No</b>	
Fuel/Heating: <b>Baseboard</b>		Fixtures Rmvd: <b>No</b>	
Outdoor Area: <b>Patio(s)</b>		Floor Finish: <b>Laminate, Mixed</b>	
Type of Roof: <b>Other</b>			

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Sewer, Water**  
 Legal: **PL BCS2286 LT 63 DL 140 LD 36 GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.**  
 Amenities: **In Suite Laundry, Storage**  
 Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'9 x 9'4			x			x
Main	Kitchen	10'8 x 8'6			x			x
Main	Bedroom	10' x 9'3			x			x
Main	Foyer	4'10 x 3'11			x			x
Main	Patio	13' x 7'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>523</b>	# of Rooms: <b>5</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>1</b>	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>523 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Door Height:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>			6				
Grand Total: <b>523 sq. ft.</b>				7				
				8				

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

**Rarely available freehold investment in UBC. corner 1 bedroom townhome with a private patio on a quiet street. Open plan. Features new laminate floor, extra windows, in-suite laundry, crawl space for storage and one secured parking. Great location just a short walk to UBC campus, shopping, bus route, restaurants, recreation and park. Move-in condition. Pet: 1 dog or 1 cat. Rental: Minimum 30 days.**