



Presented by:
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Active
R2166211
 Board: V
 Apartment/Condo

107 5568 KINGS ROAD
 Vancouver West
 University VW
 V6T 1K8

Residential Attached
\$525,000 (LP)
 (SP)



Sold Date: Frontage (feet): Original Price: **\$525,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **2007**
 Depth / Size (ft.): Bedrooms: **1** Age: **10**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **RES**
 Flood Plain: Full Baths: **1** Gross Taxes: **\$953.62**
 Approval Req?: Half Baths: **0** For Tax Year: **2016**
 Exposure: Maint. Fee: **\$153.52** Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **027-034-992**
 Mgmt. Co's Name: **Associa BC Inc** Tour:
 Mgmt. Co's Phone: **604-257-0325**
 View: :
 Complex / Subdiv: **GALLERIA**
 Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **Ground Level Unit**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **None**
 Fuel/Heating: **Baseboard**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Other**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
 Parking: **Garage Underbuilding**
 Locker: **N**
 Dist. to Public Transit:
 Units in Development:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: :
 Fixtures Rmvd: :
 Floor Finish: **Laminate, Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Sewer, Water**
 Legal: **PL BCS2286 LT 62 DL 140 LD 36**

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	11' x 10'			x			x
Main	Kitchen	11' x 8'6"			x			x
Main	Bedroom	9'6" x 9'3"			x			x
Main	Foyer	5' x 4'			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):	509	# of Rooms:	5	# of Kitchens:	1	# of Levels:	1	Bath	1	Floor	Main	# of Pieces	4	Ensuite?	No	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:							2							Barn:
Finished Floor (Below):	0	Restricted Age:							3							Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:			4							Pool:
Finished Floor (Total):	509 sq. ft.	# or % of Rentals Allowed:							5							Garage Sz:
Unfinished Floor:	0	Bylaw Restrict:	Pets Allowed w/Rest., Rentals Allowed							6						Door Height:
Grand Total:	509 sq. ft.	Basement:	None							7						
									8							

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

Rarely available freehold investment in UBC. Well maintained 1 bedroom townhome with a private patio on a quiet street. Open plan. Features laminate floor, 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. Pet: 1 dog or 1 cat. Rental: min. 30days.