



Presented by:

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Active
R2292783
Board: V
Apartment/Condo

506 5700 LARCH STREET

Vancouver West
Kerrisdale
V6M 4E2

Residential Attached

\$988,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$988,000
Meas. Type: Feet	Frontage (metres):	Approx. Year Built: 1998
Depth / Size (ft.):	Bedrooms: 2	Age: 20
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: C-2
Flood Plain:	Full Baths: 2	Gross Taxes: \$2,422.70
Council Apprv?:	Half Baths: 0	For Tax Year: 2017
Exposure: North	Maint. Fee: \$486.48	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 024-045-373
Mgmt. Co's Name: Stratawest Management		Tour:
Mgmt. Co's Phone: 604-904-9595		
View: :		
Complex / Subdiv: Elm Park Place		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		

Style of Home: Upper Unit	Total Parking: 1	Covered Parking: 1	Parking Access:
Construction: Concrete	Parking: Garage Underbuilding		Locker: Y
Exterior: Brick, Concrete, Other			Dist. to School Bus:
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit:	Total Units in Strata: 36
Rain Screen:	R.I. Plumbing:	Units in Development:	
Renovations:	R.I. Fireplaces:	Title to Land: Freehold Strata	
Water Supply: City/Municipal	# of Fireplaces: 1	Property Disc.: Yes	
Fireplace Fuel: Gas - Natural		Fixtures Leased: No	
Fuel/Heating: Natural Gas		Fixtures Rmvd: No	
Outdoor Area: Balcony(s)		Floor Finish: Wall/Wall/Mixed	
Type of Roof: Other			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management**
 Legal: **PL LMS3103 LT 29 DL 526 LD 36. AN UNDIV 885/43604 INT IN THE COMM PROP THEREIN 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: **Club House, Elevator, In Suite Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10' x 12'			x			x
Main	Dining Room	8'11 x 12'			x			x
Main	Kitchen	9'7 x 9'3			x			x
Main	Master Bedroom	14' x 8'10			x			x
Main	Bedroom	12' x 10'10			x			x
Main	Storage	7' x 5'			x			x
Main	Foyer	7'5 x 5'5			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 953	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	3	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 953 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Not Allowed			5				Door Height:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 953 sq. ft.				7				
				8				

Listing Broker(s): **RE/MAX Margaret Leung Realty** **Regent Park Realty Inc.**

Spacious 2 bedrooms and 2 bathrooms suite in well managed concrete building next to the Elm Park. Central Kerrisdale location close to Shoppers Drug Mart, banks, shops and restaurants. Kitchen with eating area. Large in-suite storage room, air-conditioning, balcony, gas fireplace, 1 parking & 1 locker. Rentals not allowed. Grand lobby and lovely clubhouse.