



Presented by:
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Active
R2403983
 Board: V
 Apartment/Condo

206 4759 VALLEY DRIVE
 Vancouver West
 Quilchena
 V6J 4B7

Residential Attached
\$1,550,000 (LP)
 (SP)



Sold Date: Frontage (feet): Original Price: **\$1,550,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **2005**
 Depth / Size (ft.): Bedrooms: **2** Age: **14**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CD-1**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$3,800.76**
 Council Apprv?: Half Baths: **0** For Tax Year: **2019**
 Exposure: Maint. Fee: **\$490.05** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **026-205-882**
 Tour:
 Mgmt. Co's Name: **CONDEX PROPERTY MANAGEMENT**
 Mgmt. Co's Phone: **604-682-5611**
 View: **Yes: PARK AND POND**
 Complex / Subdiv: **MARGUERITE HOUSE II**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: Upper Unit	Total Parking: 1	Covered Parking: 1	Parking Access: Front
Construction: Concrete	Parking: Garage; Underground		Locker: N
Exterior: Mixed	Dist. to Public Transit:	Dist. to School Bus:	
Foundation: Concrete Perimeter	Units in Development:	Total Units in Strata:	
Rain Screen:	Title to Land: Freehold Strata		
Renovations:	Property Disc.: No		
Water Supply: City/Municipal	Fixtures Leased: :		
Fireplace Fuel: Gas - Natural	Fixtures Rmvd: No		
Fuel/Heating: Baseboard, Electric	Floor Finish: Laminate, Mixed		
Outdoor Area: Balcony(s)			
Type of Roof: Other			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**
 Legal: **STRATA LOT 139, PLAN BCS615, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 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**
 Amenities: **Garden, Guest Suite, Playground, Recreation Center, Sauna/Steam Room, Concierge**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'3 x 12'11			x			x
Main	Dining Room	13'0 x 7'5			x			x
Main	Kitchen	11'5 x 8'1			x			x
Main	Eating Area	9'2 x 7'4			x			x
Main	Master Bedroom	14'0 x 10'8			x			x
Main	Bedroom	13'10 x 10'40			x			x
Main	Den	8'10 x 4'6			x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 1,278	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 1,278 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 1,278 sq. ft.	Basement: None			7				
				8				

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

Well designed 2 bedrooms plus den home in Marguerite House II overlooking the reflective pond and the Quilchena Park. High ceiling open floor plan. Spacious living and dining rooms. Gourmet kitchen and adjoining nook opens to a large balcony. Deluxe master bedroom with a spa ensuite and walk-in closet. Second bedroom on the opposite side for privacy. Building offers wonderful amenities including concierge, guest suites, gym, spa area and shared swimming pool etc. Prince of Wales High School and Shaughnessy Elementary School catchment. A warm family home in a serene setting. Month to month tenancy at \$3,300/month.