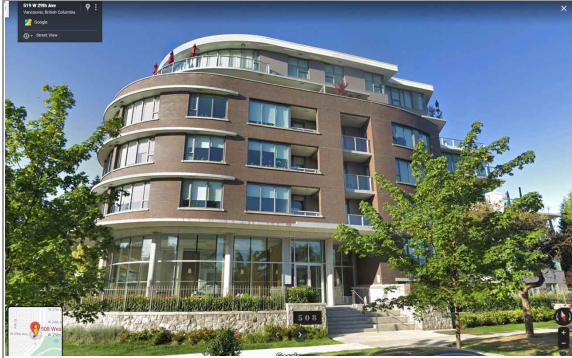




Presented by:  
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**Active** **201 508 W 29TH AVENUE** Residential Attached  
**R2533163** Vancouver West **\$1,120,000 (LP)**  
 Board: V Cambie V5Z 2H7 (SP)



Sold Date: Frontage (feet): Original Price: **\$1,120,000**  
 Meas. Type: Frontage (metres): Approx. Year Built: **2015**  
 Depth / Size (ft.): Bedrooms: **2** Age: **6**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CD-1**  
 Flood Plain: Full Baths: **2** Gross Taxes: **\$3,077.82**  
 Council Apprv?: Half Baths: **0** For Tax Year: **2020**  
 Exposure: **North** Maint. Fee: **\$591.64** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **029-697-905**  
 Tour:  
 Mgmt. Co's Name: **Rancho Property Management**  
 Mgmt. Co's Phone: **604-684-4508**  
 View: **Yes: Mountain, downtown and QE park**  
 Complex / Subdiv: **EMPIRE AT QE PARK**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal**

Style of Home: <b>Upper Unit</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Rear</b>
Construction: <b>Concrete</b>	Parking: <b>Garage Underbuilding</b>		Locker: <b>Y</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:		Title to Land: <b>Freehold Strata</b>	
Water Supply: <b>City/Municipal</b>	Metered Water:	Property Disc.: <b>No</b>	
Fireplace Fuel: <b>None</b>	R.I. Fireplaces:	Fixtures Leased: <b>:</b>	
Fuel/Heating: <b>Heat Pump</b>	# of Fireplaces: <b>0</b>	Fixtures Rmvd: <b>:</b>	
Outdoor Area: <b>Balcony(s)</b>		Floor Finish: <b>Mixed</b>	
Type of Roof: <b>Other</b>			

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**  
 Legal: **STRATA LOT 21, PLAN EPS3127, 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: **Bike Room, Club House, Elevator, In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 11'			x			x
Main	Dining Room	12' x 9'			x			x
Main	Kitchen	8' x 7'6"			x			x
Main	Master Bedroom	12' x 9'			x			x
Main	Bedroom	10'6" x 9'			x			x
Main	Den	10' x 4'6"			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): <b>981</b>	# of Rooms: <b>6</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	Main	4	Yes	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>981 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>			6				
Grand Total: <b>981 sq. ft.</b>				7				
				8				

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

**Prestigious concrete building along Cambie Corridor across from QE Park. N. Facing quiet unit with mountain & city view. Excellent open floor plan offering 2 bedrooms on opposite sides for privacy. Huge master bedroom with deluxe ensuite and walk-in closet. Den/flex space. Gourmet kitchen with high end kitchen cabinetry, quartz countertops, pantry, Miele appliances etc. Features central air-conditioning, balcony, engineered wood flooring, 1 parking + 1 locker. Amenities including lounge, bike room, playground etc. Walking distance to King Edward Station, Hillcrest Recreation Centre; easy transit to Downtown, Oakridge Mall, Langara College and UBC. Emily Carr & Eric Hamber High School catchment. Balance of New Home Warranty.**