



Presented by:
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Active **R2543227** **305 2211 CAMBIE STREET** Residential Attached
 Board: V Vancouver West **\$575,000** (LP)
 Apartment/Condo Fairview VW V5Z 2T5 (SP)



Sold Date: Frontage (feet): Original Price: **\$575,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **2014**
 Depth / Size (ft.): Bedrooms: **1** Age: **7**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **C-3A**
 Flood Plain: Full Baths: **1** Gross Taxes: **\$1,591.57**
 Council Apprv?: Half Baths: **0** For Tax Year: **2020**
 Exposure: **East** Maint. Fee: **\$350.27** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **029-388-759**
 Mgmt. Co's Name: **First Service Residential** Tour:
 Mgmt. Co's Phone: **604-683-8900**
 View: **:**
 Complex / Subdiv: **South Creek Landing**
 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: Lane
Construction: Concrete	Parking: Garage Underbuilding		Locker: N
Exterior: Mixed	Dist. to Public Transit:	Dist. to School Bus:	
Foundation: Concrete Perimeter	Units in Development: 16	Total Units in Strata:	
Rain Screen:	Title to Land: Freehold Strata		
Renovations:	Property Disc.: Yes		
Water Supply: City/Municipal	Metered Water:		
Fireplace Fuel:	R.I. Fireplaces:		
Fuel/Heating: Electric, Heat Pump	# of Fireplaces: 0		
Outdoor Area: Balcony(s)	Fixtures Leased: :		
Type of Roof: Other	Fixtures Rmvd: :		
	Floor Finish: Laminate		

Maint Fee Inc: **Garbage Pickup, Hot Water, Management**
 Legal: **STRATA LOT 5, PLAN EPS1904, 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 V**
 Amenities: **Air Cond./Central, Bike Room, Elevator, In Suite Laundry**

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	9'8 x 7'6			x			x
Main	Kitchen	8'10 x 5'			x			x
Main	Eating Area	12'8 x 4'			x			x
Main	Bedroom	8'9 x 10'6			x			x
Main	Den	8'11 x 4'4			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 507	# of Rooms: 5	# 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				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 507 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed, Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 507 sq. ft.	Basement: None			7				
				8				

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

Exception location on the bustling Cambie Corridor at the gateway to Downtown. Surrounded by eateries, retail shops, recreational areas and steps to Canada Line Station (connecting Downtown Vancouver to Richmond and the Airport). Boutique development with only 15 homes. 1 bedroom + den of contemporary design for comfortable living. Air-conditioning, balcony, gas cook-top, in-suite laundry and a secured parking. A great city home in a sought-after location.