



Presented by:  
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**Active** **301 2350 W 39TH AVENUE** Residential Attached  
**R2590250** Vancouver West **\$1,480,000 (LP)**  
 Board: V Kerrisdale **(SP)**  
 Apartment/Condo V6M 1T9



Sold Date: Frontage (feet): Original Price: **\$1,480,000**  
 Meas. Type: Frontage (metres): Approx. Year Built: **1987**  
 Depth / Size (ft.): Bedrooms: **2** Age: **34**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RM-3**  
 Flood Plain: Full Baths: **2** Gross Taxes: **\$3,484.49**  
 Council Apprv?: Half Baths: **0** For Tax Year: **2020**  
 Exposure: Maint. Fee: **\$656.72** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **006-537-405**  
 Mgmt. Co's Name: **Bayside Property Management** Tour:  
 Mgmt. Co's Phone: **604-432-7774**  
 View: **:**  
 Complex / Subdiv: **St. Mortiz**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type: **City/Municipal**

Style of Home: <b>Corner Unit</b>	Total Parking: <b>2</b>	Covered Parking: <b>2</b>	Parking Access: <b>Front</b>
Construction: <b>Concrete</b>	Parking: <b>Garage Underbuilding</b>		Locker: <b>Y</b>
Exterior: <b>Mixed</b>	Dist. to Public Transit:	Dist. to School Bus:	
Foundation: <b>Concrete Perimeter</b>	Reno. Year: <b>2019</b>	Units in Development: <b>44</b>	Total Units in Strata:
Rain Screen:	R.I. Plumbing:	Title to Land: <b>Freehold Strata</b>	
Rain Screen:	Metered Water:	Property Disc.: <b>Yes</b>	
Renovations: <b>Partly</b>	R.I. Fireplaces:	Fixtures Leased: <b>:</b>	
Water Supply: <b>City/Municipal</b>	# of Fireplaces: <b>0</b>	Fixtures Rmvd: <b>:</b>	
Fireplace Fuel: <b>None</b>		Floor Finish: <b>Hardwood, Mixed</b>	
Fuel/Heating: <b>Baseboard, Electric</b>			
Outdoor Area: <b>Balcony(s)</b>			
Type of Roof: <b>Other</b>			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility**  
 Legal: **STRATA LOT 6, PLAN VAS1839, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER LAND DISTRICT, UNDIV 134/5622 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE**  
 Amenities: **Elevator, Garden, Pool; Outdoor, Storage, Wheelchair Access**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 13'			x			x
Main	Dining Room	10'6" x 10'6"			x			x
Main	Kitchen	13' x 7'			x			x
Main	Eating Area	6' x 7'			x			x
Main	Master Bedroom	19' x 12'6"			x			x
Main	Walk-In Closet	8' x 8'			x			x
Main	Bedroom	12'6" x 11'6"			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>1,441</b>	# of Rooms: <b>7</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	5	Yes	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>1,441 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Not Allowed, Rentals Not Allowed</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>1,441 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

Listing Broker(s): **RE/MAX Real Estate Services**

**Prestigious St. Mortiz designed by renowned architect James Cheng. Quiet central Kerrisdale close to shops, transit, banks and restaurants. Bright corner suite. Spacious living and dining rooms for house sized furniture facing serene garden. Generous master suite with walk-in closet and ensuite with double sinks. Newly renovated with engineering hardwood floor, deluxe appliances including Thermador oven & microwave, Maytag washer and dryer, new curtain, bathroom shower doors, mirrors, light fixtures, hot water tank etc. Enjoy outdoor pool, fish pond and matured landscape. 2 parkings + locker.**