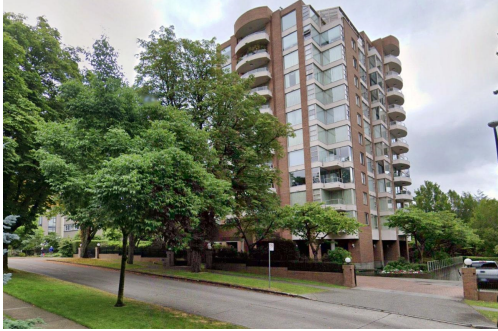




Presented by:
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Active **301 2350 W 39TH AVENUE** Residential Attached
R2673661 Vancouver West **\$1,438,000 (LP)**
 Board: V Kerrisdale V6M 1T9 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,438,000**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1987**
 Frontage(feet): Bathrooms: **2** Age: **35**
 Frontage(metres): Full Baths: **2** Zoning: **RM-3**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$3,574.21**
 Sq. Footage: **0.00** For Tax Year: **2021**
 Flood Plain: P.I.D.: **006-537-405** Tax Inc. Utilities?: **No**
 View: : Tour:
 Complex / Subdiv:
 Services Connctd: **Electricity, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

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 STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Elevator, Garden, In Suite Laundry, Pool; Outdoor, Storage, Wheelchair Access**
 Site Influences: **Central Location, Private Setting, Shopping Nearby, Treed**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): 1,441	Units in Development:	Tot Units in Strata: 44	Locker: Yes
Finished Floor (Above): 0	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Bayside Property Services Ltd.	Mgmt. Co's #: 604-629-8758	
Finished Floor (Below): 0	Maint Fee: \$753.53	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility		
Finished Floor (Total): 1,441 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,441 sq. ft.	Bylaws Restrictions: Pets Not Allowed, Rentals Not Allowed		
Suite:	Restricted Age:	# of Pets:	Cats: Dogs:
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht: # of Levels: 1	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	15' x 12'10"			x	1	Main	5	Yes
Main	Dining Room	10'6" x 10'3"			x	2	Main	4	No
Main	Kitchen	10' x 9'			x	3			
Main	Eating Area	6' x 7'			x	4			
Main	Master Bedroom	18'9" x 11'8"			x	5			
Main	Walk-In Closet	8' x 6'5"			x	6			
Main	Bedroom	13' x 11'3"			x	7			
					x	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 blinds, bathroom shower doors, mirrors, light fixtures, hot water tank ect. Enjoy outdoor pool, fish pond and matured landscape. 2 parkings + locker.