



Presented by:
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Active **505 2211 CAMBIE STREET** Residential Attached
R2681958 Vancouver West **\$629,000** (LP)
 Board: V Fairview VW (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$629,000**
 Meas. Type: Bedrooms: **0** Approx. Year Built: **2014**
 Frontage(feet): Bathrooms: **1** Age: **8**
 Frontage(metres): Full Baths: **1** Zoning: **C-3A**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$1,747.65**
 Sq. Footage: **0.00** For Tax Year: **2021**
 Flood Plain: P.I.D.: **029-388-805** Tax Inc. Utilities?: **No**
 View: : Tour: **Virtual Tour URL**
 Complex / Subdiv: **South Creek Landing**
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Upper Unit** Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 Construction: **Concrete** Parking: **Garage; Underground**
 Exterior: **Mixed** Dist. to Public Transit: Dist. to School Bus:
 Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Renovations: Reno. Year: Fixtures Leased: :
 # of Fireplaces: R.I. Fireplaces: Rain Screen:
 Fireplace Fuel: **None** Metered Water: Fixtures Rmvd: :
 Fuel/Heating: **Electric, Heat Pump** R.I. Plumbing:
 Outdoor Area: **Balcony(s)** Floor Finish:
 Type of Roof: **Other**

Legal: **STRATA LOT 10, 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**

Finished Floor (Main): 507	Units in Development:	Tot Units in Strata:	Locker: No
Finished Floor (Above): 0	Exposure: East	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: First Service Residential	Mgmt. Co's #: 604-683-8900	
Finished Floor (Below): 0	Maint Fee: \$332.45	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Hot Water, Management		
Finished Floor (Total): 507 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Unfinished Floor: 0	Restricted Age:	# of Pets:	Cats: Dogs:
Grand Total: 507 sq. ft.	# or % of Rentals Allowed:		
Suite:	Short Term(<1yr)Rnt/Lse Alwd?: Yes		
Basement: None	Short Term Lse-Details: Not less than three month		
Crawl/Bsmt. Ht:			
# of Kitchens: 1			
# of Levels: 1			
# of Rooms: 3			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	9'8 x 7'6			x	1	Main	3	No
Main	Eating Area	12'8 x 4'			x	2			
Main	Kitchen	8'10 x 5'			x	3			
	Bedroom	8'9 x 10'6			x	4			
	Den	8'11 x 4'4			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

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

Exceptional 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. Immaculate 1 bedroom + den of contemporary design for comfortable living. Features including air-conditioning, balcony, gas cook-top, in-suite laundry and a secured parking. Tenanted @2000/month. A great city home in a sought-after location.