



Presented by:

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**Sold**
R2113785Board: V
Apartment/Condo**329 5777 BIRNEY AVENUE**

Vancouver West

University VW

V6S 0A4

Residential Attached

\$1,298,000 (LP)**\$1,200,000 (SP)** 

Sold Date: **10/18/2016** Frontage (feet): Original Price: **\$1,298,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **2008**
 Depth / Size (ft.): Bedrooms: **4** Age: **8**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RES**
 Flood Plain: Full Baths: **2** Gross Taxes: **\$2,388.26**
 Approval Req?: Half Baths: **0** For Tax Year: **2016**
 Exposure: **Southeast** Maint. Fee: **\$398.59** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **027-338-223**
 Mgmt. Co's Name: **Southview Property Mgmt** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: **604-270-8811**
 View: **:**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **1 Storey**
 Construction: **Concrete**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Baseboard, Electric, Natural Gas**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
 Parking: **Garage; Underground**
 Locker: **Y**
 Dist. to Public Transit:
 Units in Development:
 Title to Land: **Leasehold prepaid-Strata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **:**
 Floor Finish: **Hardwood, Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management**
 Legal: **PL BCS2694 LT 95 DL 6494 LD 36**

Amenities: **Elevator, Garden, In Suite Laundry, Storage**

Site Influences:
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'9 x 10'5			x			x
Main	Family Room	10'5 x 8'8			x			x
Main	Living Room	13'2 x 11'2			x			x
Main	Dining Room	12'1 x 11'6			x			x
Main	Master Bedroom	14'1 x 11'5			x			x
Main	Bedroom	11'1 x 9'8			x			x
Main	Bedroom	12'1 x 8'1			x			x
Main	Bedroom	11'3 x 8'4			x			x
		x			x			
		x			x			

Finished Floor (Main):	1,472	# of Rooms: 8	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	5	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	1,472 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed, Rentals Allowed			5				Door Height:
Grand Total:	1,472 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **RE/MAX Crest Realty Westside**

Rarely available SE facing corner unit with 4 bedrooms in the solid concrete "Pathways" built by Adera, award winning developer. This fabulous unit features hardwood floors throughout, cozy living room, dining room, family room with gas fireplace, modern upgrade kitchen w/gas cook stove & granite countertops. Air conditioner installed in the family room. 2 side-by-side parking stalls & 1 storage locker. University Hill Secondary, Norma Rose Point Elem school catchment. Step to UBC Westbrook Village shops, Save On Foods, bank, restaurants, transit & UBC. Easy access to downtown, golf course, Richmond & Airport.