

201-2140 BRIAR AVE

VANCOUVER, BC | V6L 3E3

COREY ZACH
REAL SAVVY REAL ESTATE

2 BED | 2 BATH | 1368 SQFT

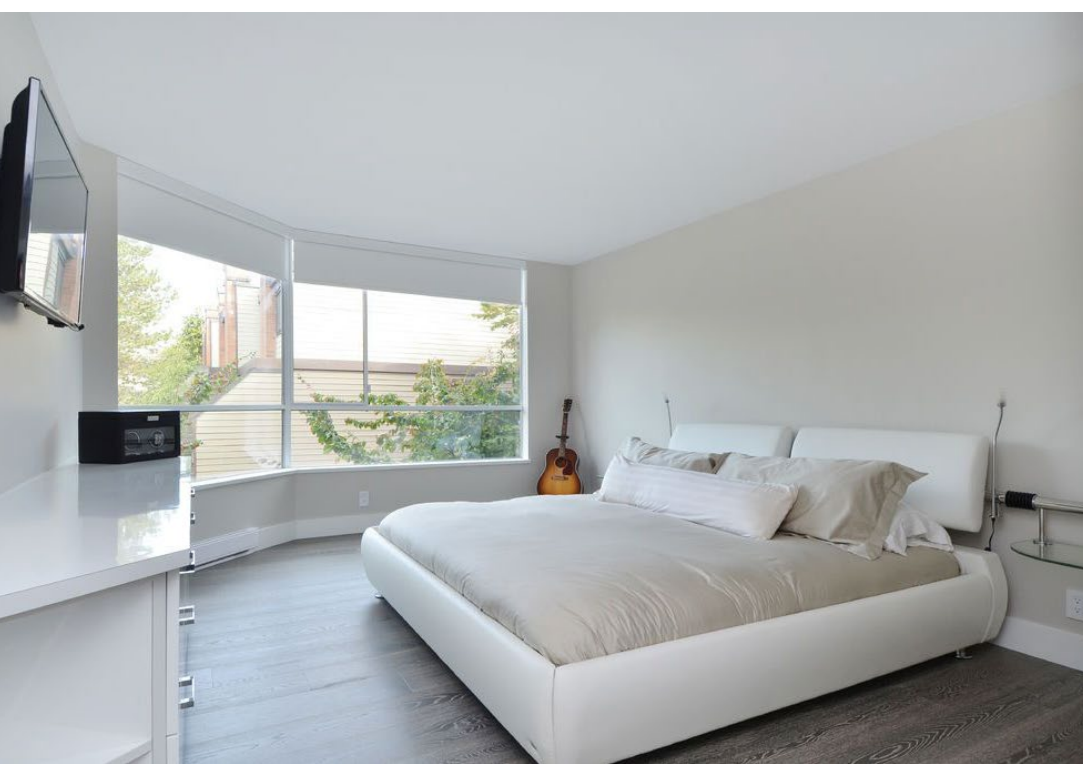
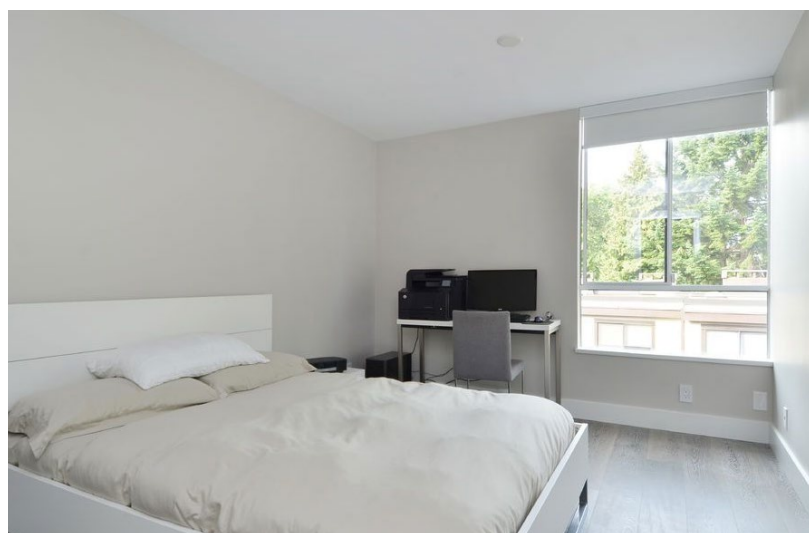
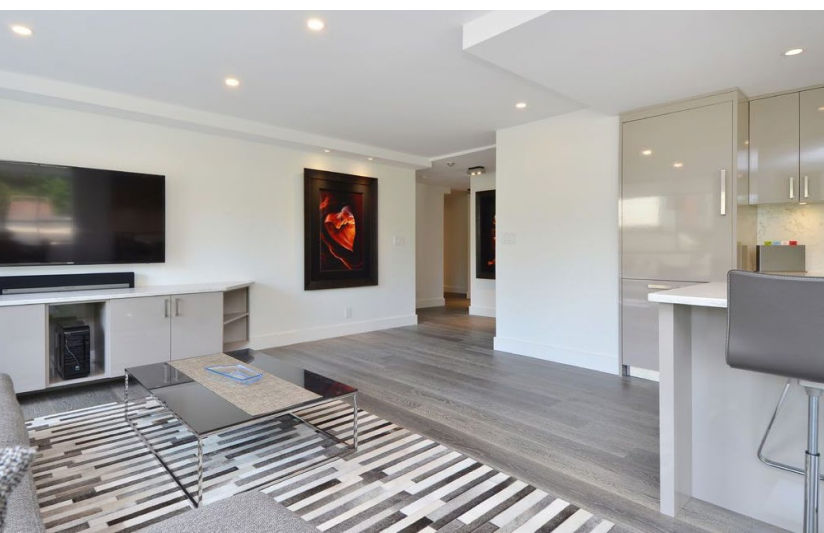


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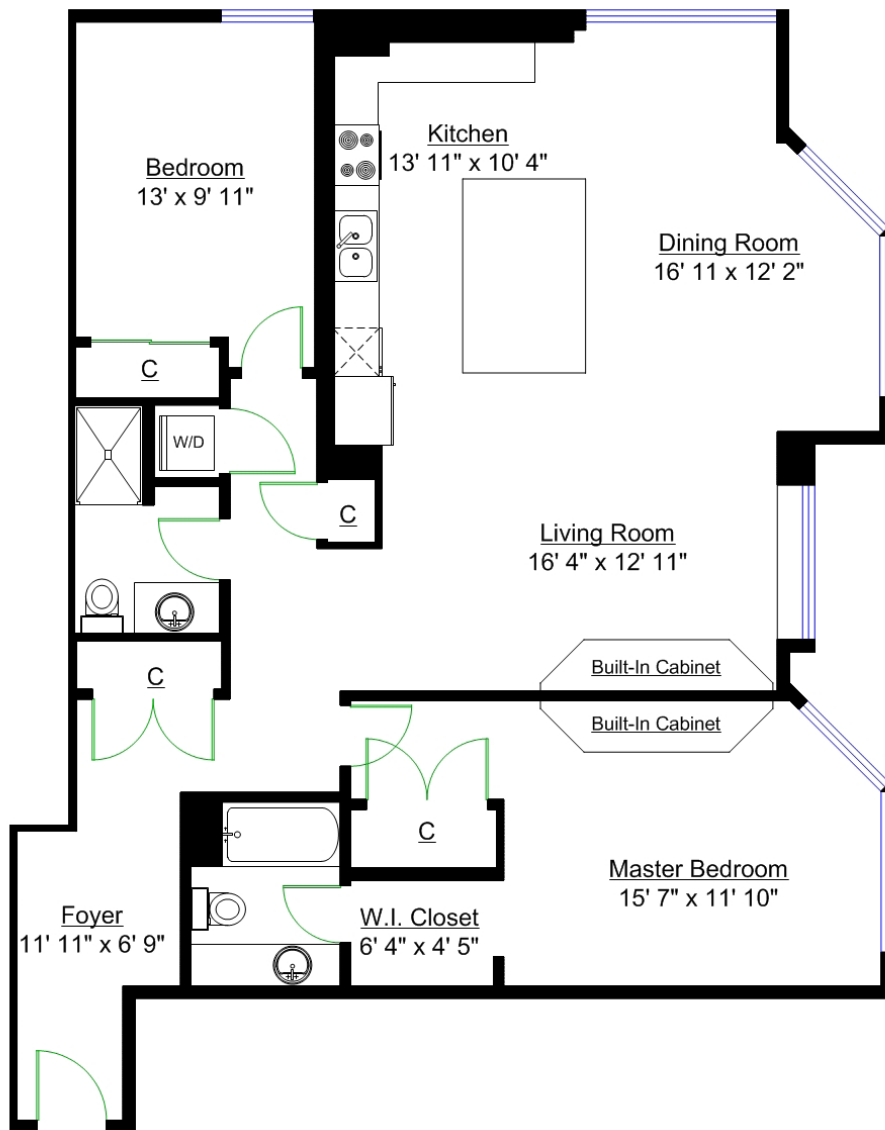
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crest realty westside



Better than Brand New! Professionally Re-modeled to the Highest standards, spacious, Quiet and Bright Corner suite at the prestigious Arbutus Village. This rarely available 1368 sq. ft. 2 bed 2 full bath home has too many benefits to list incl; 8" Wide Plank Hardwood Floors, Built-in closet organizers, new Low-E windows, roller shade blinds, LED lighting, built-in vacuum. Spared no expense w/ Gourmet kitchen, Custom cabinetry, 8' free standing Island Bar, Quartz counter tops, Hi-end appliances, wine cooler, hot&cold Water Purifier. Open kitchen flows into a very spacious dining and living area. Immense Master Br. with en-suite & Large 2nd Br. at separate ends for privacy. Solid and well maintained concrete building, steps to shopping Arbutus Club & more. 2 s/s parking and locker.



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RE/MAX CREST REALTY WESTSIDE
 1428 W 7TH AVE | VANCOUVER, BC | V6H 1C1

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 THIS COMMUNICATION IS NOT INTENDED TO CAUSE OR INDUCE A BREACH OF ANY EXISTING AGENCY RELATIONSHIP



Active **201 2140 BRIAR AVENUE** Residential Attached
R2011698 Vancouver West **\$899,900 (LP)**
 Board: V Quilchena (SP) 
 Apartment/Condo V6L 3E3



Sold Date: Frontage (feet): Approx. Year Built: **1980**
 Meas. Type: Frontage (metres): Age: **35**
 Depth / Size (ft.): Bedrooms: **2** Zoning: **CD-1**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Gross Taxes: **\$2,294.44**
 Flood Plain: **Yes** Full Baths: **2** For Tax Year: **2015**
 Approval Req?: Half Baths: **0** Tax Inc. Utilities?: **No**
 Exposure: **Northwest** Maint. Fee: **\$437.20** P.I.D.: **005-871-972**
 If new, GST/HST inc?:
 Mgmt. Co's Name: **Condex**
 Mgmt. Co's Phone: **604-682-5611**
 View: **:**
 Complex / Subdiv: **Arbutus Village**
 Services Connected: **Community, Electricity, Water**

Style of Home: Corner Unit	Total Parking: 2 Covered Parking: 2 Parking Access:
Construction: Concrete	Parking: Garage; Underground
Exterior: Glass	Locker: Y
Foundation: Concrete Perimeter	Dist. to School Bus:
Rain Screen:	Total Units in Strata: 35
Renovations: Completely	Reno. Year: 2015 Dist. to Public Transit: same blk
Water Supply: City/Municipal	R.I. Plumbing: Units in Development: 35
Fireplace Fuel: None	R.I. Fireplaces: Title to Land: Freehold Strata
Fuel/Heating: Baseboard, Electric	# of Fireplaces: 0 Seller's Interest: Registered Owner
Outdoor Area: None	Property Disc.: Yes
Type of Roof: Tar & Gravel	Fixtures Leased: No
	Fixtures Rmvd: No
	Floor Finish: Hardwood

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility**
 Legal: **PL VAS778 LT 12 DL 526 LD 36**

Amenities: **Elevator, In Suite Laundry, Pool; Outdoor, Storage, Swirlpool/Hot Tub**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'4 x 12'11			x			x
Main	Dining Room	16'11 x 12'2			x			x
Main	Kitchen	13'11 x 10'4			x			x
Main	Master Bedroom	15'7 x 11'10			x			x
Main	Bedroom	13' x 9'11			x			x
					x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 1,368	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: Cats: Dogs:			3				Pool:
Finished Floor (Total): 1,368 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Allowed w/Rest., Rentals Not Allowed			5				Door Height:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 1,368 sq. ft.				7				
				8				

Listing Broker(s): **RE/MAX Crest Westside (VanW7)** **Amex Broadway West Realty**

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