



9-5885 YEW STREET

Property Key Features:

- 1. Building designed by renowned architect, Bing Thom**
- 2. Solid concrete construction**
- 3. New Windows**
- 4. New Elevator 2020**
- 5. Fully renovated suite**
- 6. Direct elevator access**
- 7. Two secure underground parking stalls**
- 8. One oversized Locker**
- 9. Unobstructed views from every room**
- 10. Large rooms easily accommodate home-sized furniture**
- 11. Prime location walking distance to Kerrisdale Community Center, the shops on West 41st and public transit**
- 12. Exclusive one suite per floor**
- 13. Pets allowed - No rentals**
- 14. Maintenance fees: \$914.21**

Replacement/Repairs

Built in 1985

11 suites

Replacement of at-grade waterproofing at landscaping above parking garage 2012

Replacement of fire hoses 2012

Replacement of aluminum framed windows 2010

Replacement of roof top skylights 2010

Replacement of enterphone system 2010

Replacement of carpet in lobby 2009

Replacement of interior walls in lobby 2009

Repainting and resealing of exterior concrete wall 2008

Replacement of domestic water booster pumps 2007

Replacement of main roof 2001

Links to Resources:

[MLS Listing](#)

[Floor plan](#)

[Google Street View](#)

[Strata plan](#)

[PDS](#)

Covid-19 Showing procedure form

[Form](#)

Direction of Offers;

Copy/Paste the following into Terms:

In accordance to section 5-10 of the council rules, both the Buyer and the Seller acknowledges that the Seller has a designated agency relationship with the following agents working as a team: Monique Badun, Kim Craig, Vito Longo

Ideal Dates: 30 to 60 days

Offers to be mailed to Moniquebadun@sothebysrealty.ca

We look forward to working with you and please feel free to contact us should you have any questions.