



Sue 604.802.2200 Sarah 604.785.8000

info@sueandsarahshomes.com

Active R2657246		204 2350 W 39TH AVENUE		Residential Attached																																																																																											
Board: V Apartment/Condo		Vancouver West Kerrisdale V6M 1T9		\$1,088,000 (LP) (SP)																																																																																											
		Sold Date: _____ If new, GST/HST inc?: _____ Meas. Type: Feet Bedrooms: 2 Frontage(feet): _____ Bathrooms: 2 Frontage(metres): _____ Full Baths: 2 Depth / Size (ft.): _____ Half Baths: 0 Sq. Footage: 0.00 Flood Plain: _____ P.I.D.: 006-537-278 View: _____ Complex / Subdiv: _____ Services Connctd: Electricity, Sanitary Sewer, Water		Original Price: \$1,088,000 Approx. Year Built: 1987 Age: 35 Zoning: RM-3 Gross Taxes: \$2,475.13 For Tax Year: 2020 Tax Inc. Utilities?: No Tour: Virtual Tour URL																																																																																											
Style of Home: Corner Unit Construction: Concrete Exterior: Concrete, Mixed Foundation: Concrete Perimeter		Total Parking: 2 Covered Parking: 2 Parking Access: Front Parking: Garage; Underground Dist. to Public Transit: Close Dist. to School Bus: Close Title to Land: Freehold Strata Property Disc.: Yes		Renovations: Partly Reno. Year: 2021 # of Fireplaces: 0 R.I. Fireplaces: _____ Rain Screen: _____ Fireplace Fuel: _____ Metered Water: _____ Fuel/Heating: Baseboard, Electric R.I. Plumbing: _____ Outdoor Area: Balcony(s) Type of Roof: Other																																																																																											
Legal: STRATA LOT 4, PLAN VAS1839, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER LAND DISTRICT, UNDIV 95/5622 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, Golf Course Nearby, Recreation Nearby, Shopping Nearby, Treed Features: CltHwsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Microwave, Smoke Alarm																																																																																															
Finished Floor (Main): 1,022 Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 1,022 sq. ft. Unfinished Floor: 0 Grand Total: 1,022 sq. ft.		Units in Development: 44 Exposure: _____ Mgmt. Co's Name: Bayside Property Management Maint Fee: \$521.46 Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal		Tot Units in Strata: _____ Locker: Yes Storeys in Building: _____ Mgmt. Co's #: 604-629-8758 Council/Park Apprv?: _____																																																																																											
Suite: Basement: None Crawl/Bsmt. Ht: _____ # of Levels: 1 # of Kitchens: 1 # of Rooms: 6		Bylaws Restrictions: Pets Not Allowed, Rentals Not Allowed, Smoking Restrictions Restricted Age: _____ # of Pets: _____ Cats: _____ Dogs: _____ # or % of Rentals Allowed: _____ Short Term(<1yr)Rnt/Lse Alwd?: No Short Term Lse-Details: _____																																																																																													
<table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Bath</th> <th>Floor</th> <th># of Pieces</th> <th>Ensuite?</th> </tr> </thead> <tbody> <tr> <td>Main</td> <td>Foyer</td> <td>6'8 x 4'10</td> <td></td> <td></td> <td>x</td> <td>1</td> <td>Main</td> <td>3</td> <td>No</td> </tr> <tr> <td>Main</td> <td>Living Room</td> <td>18'6 x 12'9</td> <td></td> <td></td> <td>x</td> <td>2</td> <td>Main</td> <td>4</td> <td>Yes</td> </tr> <tr> <td>Main</td> <td>Dining Room</td> <td>9'1 x 9'1</td> <td></td> <td></td> <td>x</td> <td>3</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Kitchen</td> <td>8'1 x 7'6</td> <td></td> <td></td> <td>x</td> <td>4</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Master Bedroom</td> <td>13'1 x 12'9</td> <td></td> <td></td> <td>x</td> <td>5</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Main</td> <td>Bedroom</td> <td>9'6 x 8'5</td> <td></td> <td></td> <td>x</td> <td>6</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>x</td> <td>7</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>x</td> <td>8</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?	Main	Foyer	6'8 x 4'10			x	1	Main	3	No	Main	Living Room	18'6 x 12'9			x	2	Main	4	Yes	Main	Dining Room	9'1 x 9'1			x	3				Main	Kitchen	8'1 x 7'6			x	4				Main	Master Bedroom	13'1 x 12'9			x	5				Main	Bedroom	9'6 x 8'5			x	6									x	7									x	8							
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Listing Broker(s): RE/MAX Select Properties		RE/MAX Select Properties		RE/MAX Select Properties																																																																																											
Welcome to the St. Moritz a Premier Building in the Heart of Kerrisdale! Designed by James Cheng Architect, this Stunning Bright Renovated Two Bedroom Two Bathroom Suite offers New Designer Wide Plank Floors, High-End Chef's Kitchen with Bosh Dishwasher, Italian AEG Range, Sub Zero Fridge, Spanish Quartz Counters and Marble Bathroom Counters. Master Suite has His & Her Closets plus Deluxe Spa Ensuite. Luxury Living with Spacious Living & Dining Rooms Overlooks your Private Balcony with Cherry Blossom Views. Arrive by your Semi-Circular Driveway to an Impressive Welcoming Entrance Lobby Surrounded by Landscaped Gardens, Koi Fish Pond, Private Outdoor Pool, BBQ'S & Gazebo. Just a short stroll to Kerrisdale Village, Shops & Parks. An Exceptional Choice To Reflect Your Personal Style!																																																																																															

#204 - 2350 W. 39th AVENUE
VANCOUVER, B.C.



* TOTAL 1022 SQ. FT.

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BALCONY 29 SQ. FT.

Sue Johnson* and Sarah Thompson*
604.802.2200 604.785.8000

*Area calculations obtained from
LTO, NW, Strata Plan VAS1839, SL4,
Dated: Feb.26 1987.



MEASURE MASTERS
VANCOUVER/TIM-OTTER
(604) 931-8585