



NEIGHBORHOOD HIGHLIGHTS

Elementary School

Shaughnessy Elementary

High School

Kitsilano Secondary

French Immersion

Kitsilano Secondary

WALK SCORE: 80

BIKE SCORE: 95

TRANSIT SCORE: 56

1705 WEST 16th AVENUE

2 BED, 1.5 BATH, 1205 SQ. FT.

This spacious 2 bedroom and 1.5 bath townhouse is what you've been waiting for! Centrally located on the border of Shaughnessy and Fairview, this 1205sf home boasts a wonderfully private reverse-plan layout. Extremely large living, dining and kitchen on the bright top floor provide for tremendous living space while the lower, large two bedrooms are both private and naturally cool. Located in a four-plex, this simple strata is well-run having just replaced the windows and painted the exterior last year. Includes exclusive use of a one-car garage. Low maintenance fees to boot make this the perfect home.

\$1,050,000

Keith Roy, PREC*

Taryn Lees

Greg Dent

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Sarah Hopkins

Keith Roy
AND ASSOCIATES

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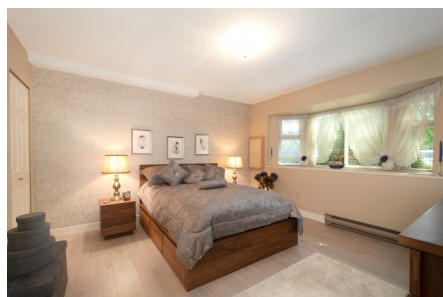
RE/MAX

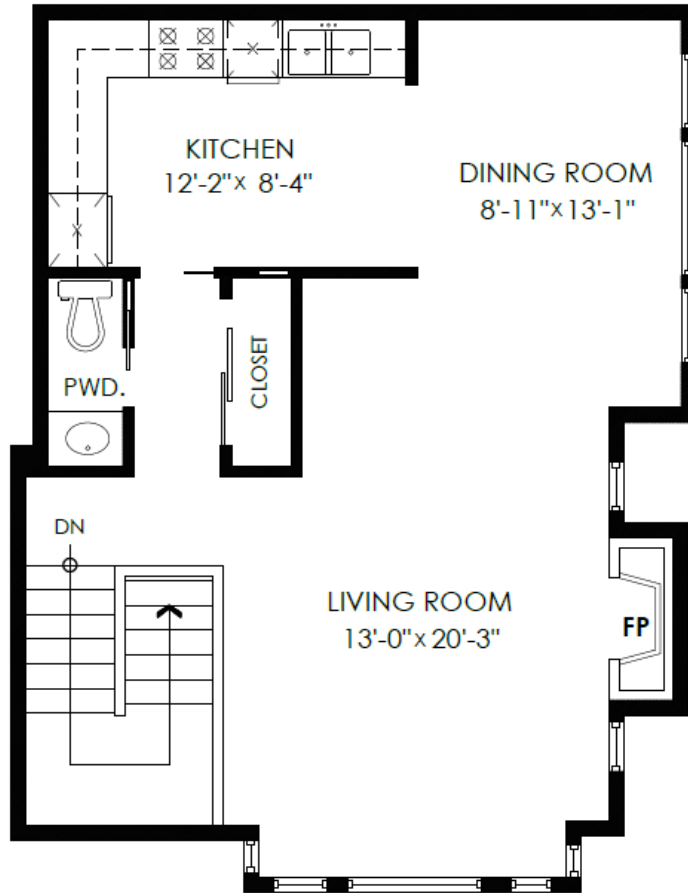
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View additional photos & 3D Tour at www.KeithRoy.com



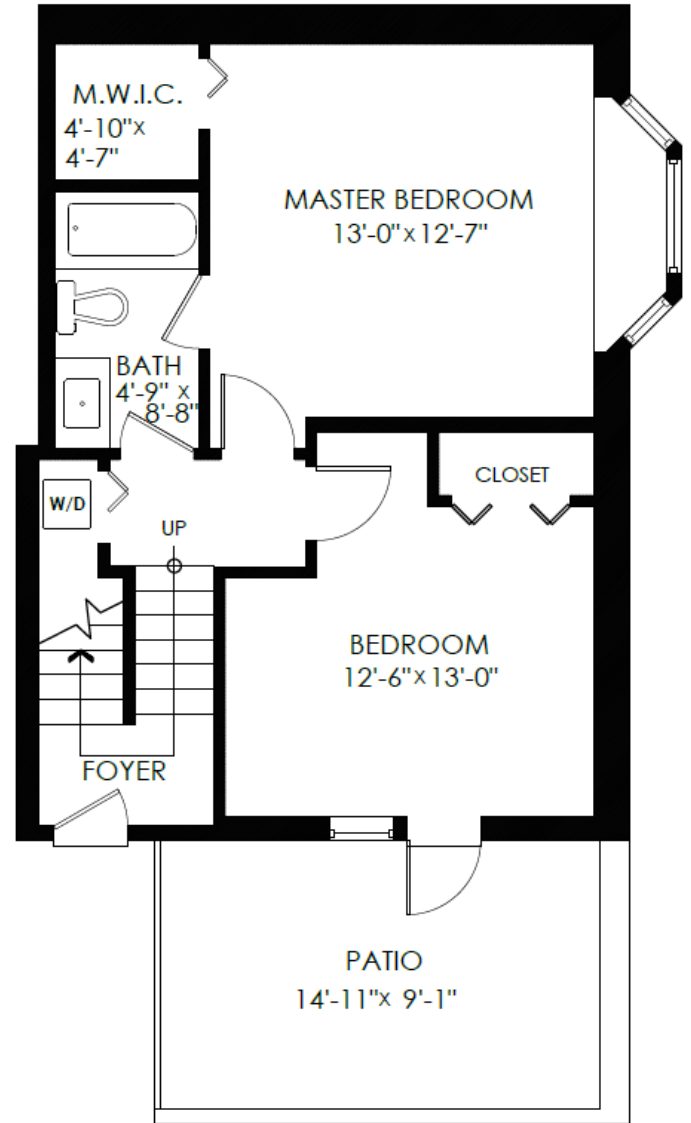


Main Floor Plan

Floor Area: 629 sq.ft.
Ceiling Height: 8'-9"

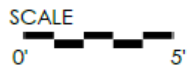


Main Floor:	629 sq.ft.
Lower Floor:	576 sq.ft.
Total Livable:	1,205 sq.ft.
Patio:	135 sq.ft.



Lower Floor Plan

Floor Area: 576 sq.ft.
Ceiling Height: 7'-11"



MEASURED ON: (2022-08-13)

info@pixlworks.com www.pixlworks.com 604.329.5788

E&O Insured. Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.





Presented by:
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Active
R2717175
 Board: V
 1/2 Duplex

1705 W 16TH AVENUE
 Vancouver West
 Fairview VW
 V6J 2L9

Residential Attached
\$1,050,000 (LP)
 (SP) **M**



Sold Date: _____ If new, GST/HST inc?: _____ Original Price: **\$1,050,000**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1987**
 Frontage(feet): _____ Bathrooms: **2** Age: **35**
 Frontage(metres): _____ Full Baths: **1** Zoning: **RT-5**
 Depth / Size (ft.): _____ Half Baths: **1** Gross Taxes: **\$3,164.61**
 Sq. Footage: **0.00** P.I.D.: **006-015-417** For Tax Year: **2022**
 Flood Plain: _____ View: **No** Tax Inc. Utilities?: **No**
 Complex / Subdiv: _____ Tour: _____
 First Nation Reserve: _____
 Services Connctd: **Community, Electricity, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey, Corner Unit**
 Construction: **Frame - Wood**
 Exterior: **Stucco**
 Foundation: **Concrete Perimeter**
 Renovations: **Partly**
 # of Fireplaces: **1** R.I. Fireplaces: _____
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcony(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 Parking: **Garage; Single**
 Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 4, PLAN VAS1806, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, UNDIV 257/1000 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: **Garden**
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **CithWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **629**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **576**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,205 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,205 sq. ft.**

Units in Development: **4**
 Exposure: **East, South**
 Mgmt. Co's Name: **SELF MANAGED**
 Maint Fee: **\$142.25**
 Maint Fee Includes: **Other**
 Bylaws Restrictions: **Pets Allowed, Rentals Allowed**
 Restricted Age: _____

Tot Units in Strata: **4** Locker: **No**
 Storeys in Building: **2**
 Mgmt. Co's #: _____
 Council/Park Apprv?: **No**
 # of Pets: _____ Cats: **Yes** Dogs: **Yes**

Suite: **None**
 Basement: **None**
 Crawl/Bsmt. Ht: _____ # of Levels: **2**
 # of Kitchens: **1** # of Rooms: **6**

or % of Rentals Allowed: _____
 Short Term (<1yr)Rnt/Lse Alwd?: **Yes**
 Short Term Lse-Details: **With proper approvals.**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	13' x 20'3			x	1	Main	2	No
Main	Kitchen	12'2 x 8'4			x	2	Below	4	No
Main	Dining Room	8'11 x 13'1			x	3			
Below	Master Bedroom	13' x 12'7			x	4			
Below	Walk-In Closet	4'10 x 4'7			x	5			
Below	Bedroom	12'6 x 13'			x	6			
					x	7			
					x	8			

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