



NEIGHBORHOOD HIGHLIGHTS

Elementary School

David Lloyd George Elementary

High School

Sir Winston Churchill Secondary

French Immersion

Sir Winston Churchill Secondary

104-1251 WEST 71st AVENUE

1 BED, 1 BATH, 723 SQ. FT.

GREAT PRICE! Have you been waiting for prices to fall? Now is the time to move! This large, ground floor one bedroom is well laid out with a pass-through galley kitchen, walk-through closet and in-suite laundry. Well maintained building currently undergoing lobby renovation. Previous work includes new windows, patio doors and parkade membrane. Conveniently located in Marpole with access to Canada Line, UBC, and YVR. Suite is liveable but needs a cosmetic renovation. Newer fridge, stove and toilet. Comes with 1 parking and large storage locker.

WALK SCORE: 66

BIKE SCORE: 63

TRANSIT SCORE: 60

\$399,000

Keith Roy, PREC*

Taryn Lees

Greg Dent

Greg Andruff, PREC*

Sarah Hopkins

Keith Roy
AND ASSOCIATES

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RE/MAX

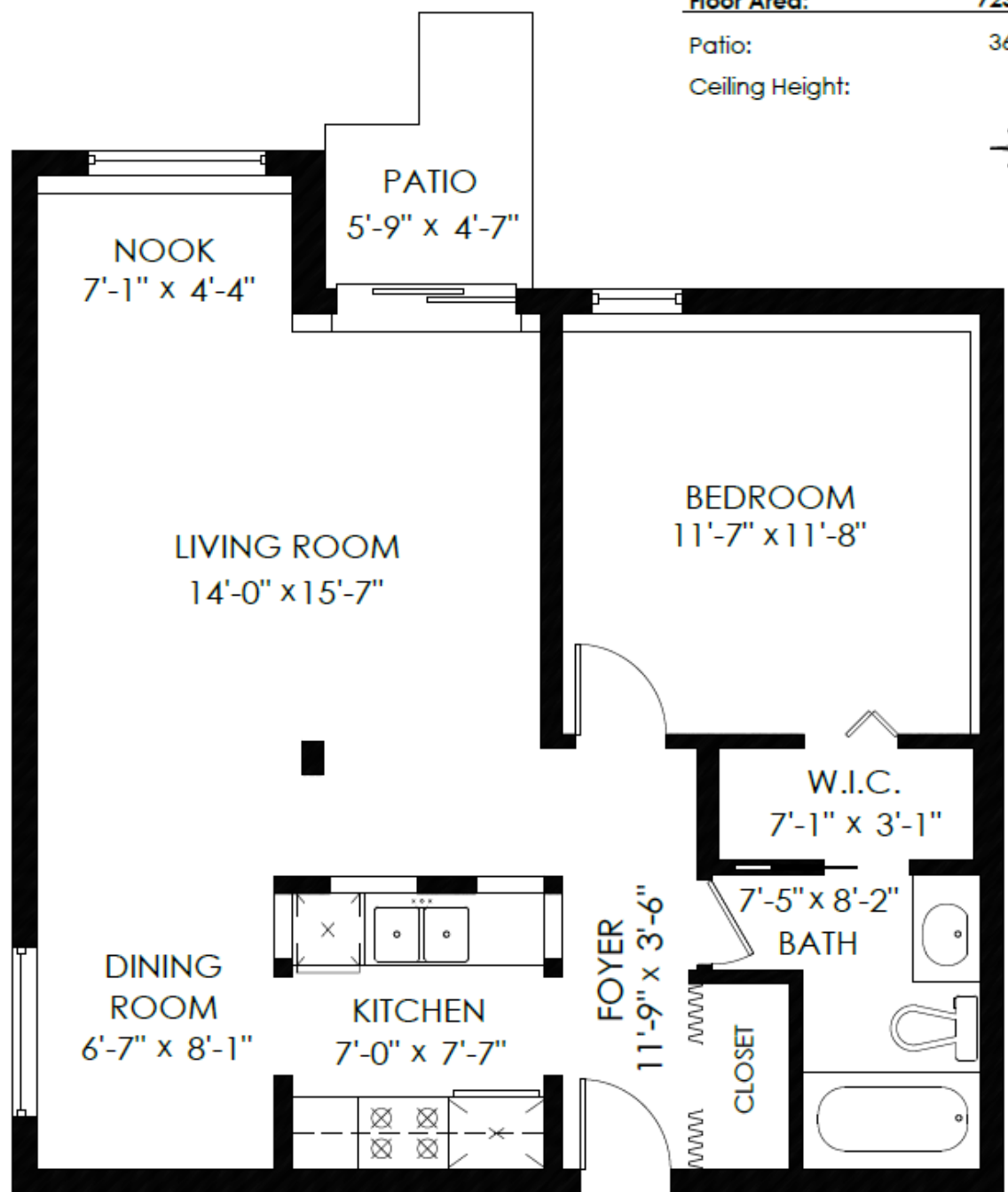
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*Personal Real Estate Corporation

104-1251 WEST 71st AVENUE

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





Floor Area: 723 sq.ft.

Patio: 36 sq.ft.

Ceiling Height: 8'-1"



SCALE



MEASURED ON: (2022-11-14)

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:
Keith Roy PREC*

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Active
R2738538
Board: V
Apartment/Condo

104 1251 W 71ST AVENUE

Vancouver West
Marpole
V6P 3A9

Residential Attached

\$399,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$399,000
Meas. Type: Feet	Bedrooms: 1	Approx. Year Built: 1982
Frontage(feet):	Bathrooms: 1	Age: 40
Frontage(metres):	Full Baths: 1	Zoning: RM-3A
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,236.05
Sq. Footage: 0.00	P.I.D.: 006-383-751	For Tax Year: 2022
Flood Plain:		Tax Inc. Utilities?:
View: No :		Tour:
Complex / Subdiv: West Granville Manor		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Corner Unit, Ground Level Unit**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel: **None**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Tar & Gravel**

Reno. Year:
Rain Screen:
Metered Water: **No**
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Underground**
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, Mixed, Tile, Carpet**

Legal: **STRATA LOT 5, PLAN VAS1077, DISTRICT LOT 318, NEW WESTMINSTER LAND DISTRICT, UNDIV 63/1563 INT 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, In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): 723	Units in Development: 22	Tot Units in Strata: 22	Locker: Yes
Finished Floor (Above): 0	Exposure: South	Stores in Building: 4	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Dwell Property Management	Mgmt. Co's #: 604-821-2999	
Finished Floor (Below): 0	Maint Fee: \$374.61	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management		
Finished Floor (Total): 723 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Not Allowed		
Unfinished Floor: 0	Restricted Age:	# of Pets: 2	Cats: Yes Dogs: Yes
Grand Total: 723 sq. ft.	# or % of Rentals Allowed: 0 #		
Suite:	Short Term (<1yr) Rnt/Lse Alwd?: No		
Basement: None	Short Term Lse-Details: No Rentals Allowed		
Crawl/Bsmt. Ht:			
# of Kitchens: 1			
# of Rooms: 7			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	11'9 x 3'6			x	1	Main	4	No
Main	Kitchen	7'0 x 7'7			x	2			
Main	Dining Room	6'7 x 8'1			x	3			
Main	Living Room	14'0 x 15'7			x	4			
Main	Nook	7'1 x 4'4			x	5			
Main	Bedroom	11'7 x 11'8			x	6			
Main	Walk-In Closet	7'1 x 3'1			x	7			
		x			x	8			

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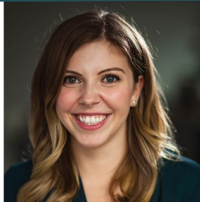
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