



712 WEST 8TH AVENUE

2 BED | 3 BATH | 1296 SQ. FT.

This contemporary two-level townhouse offers open concept living, high ceilings, oak hardwood flooring, floor to ceiling windows with custom motorized blinds and spacious layout. The kitchen features fully integrated appliances and a large kitchen island. Closets include custom built-in storage. Generous bedrooms up with spa inspired bathrooms. Walking distance from Canada Line, VGH, Wholefoods, shops and restaurants. 2 secured parking stalls!

NEIGHBOURHOOD HIGHLIGHTS

Elementary School

False Creek Elementary

High School

Kitsilano Secondary

French Immersion - Secondary

Kitsilano Secondary

WALK SCORE: 98

BIKE SCORE: 85

TRANSIT SCORE: 81

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RE/MAX



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GREG DENT



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TARYN LEES



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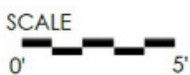
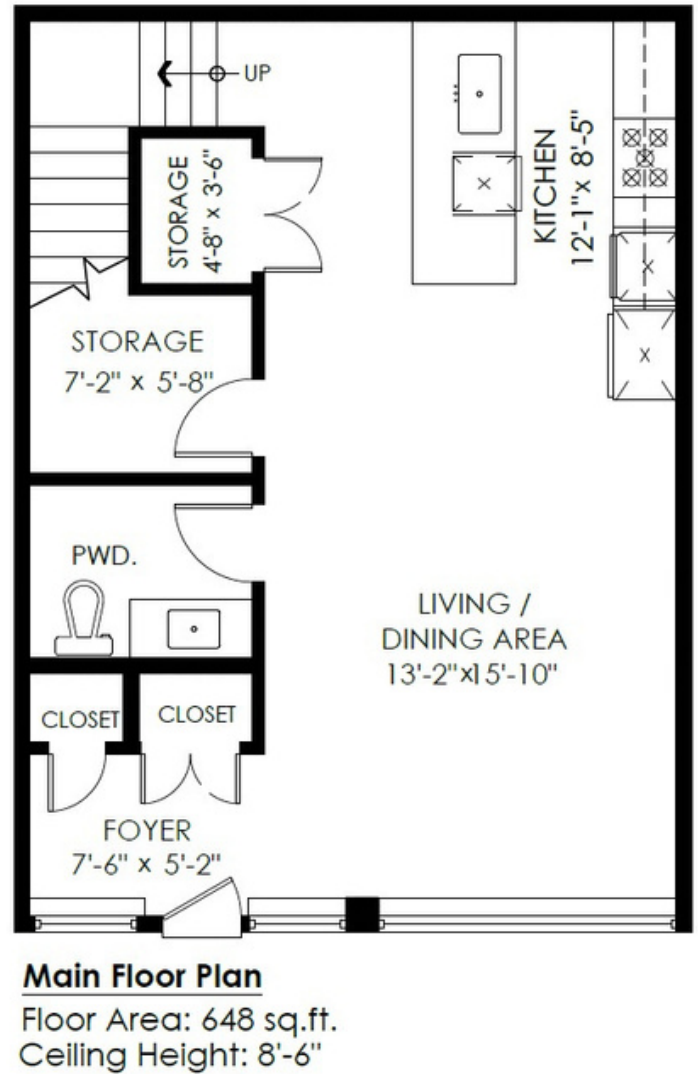
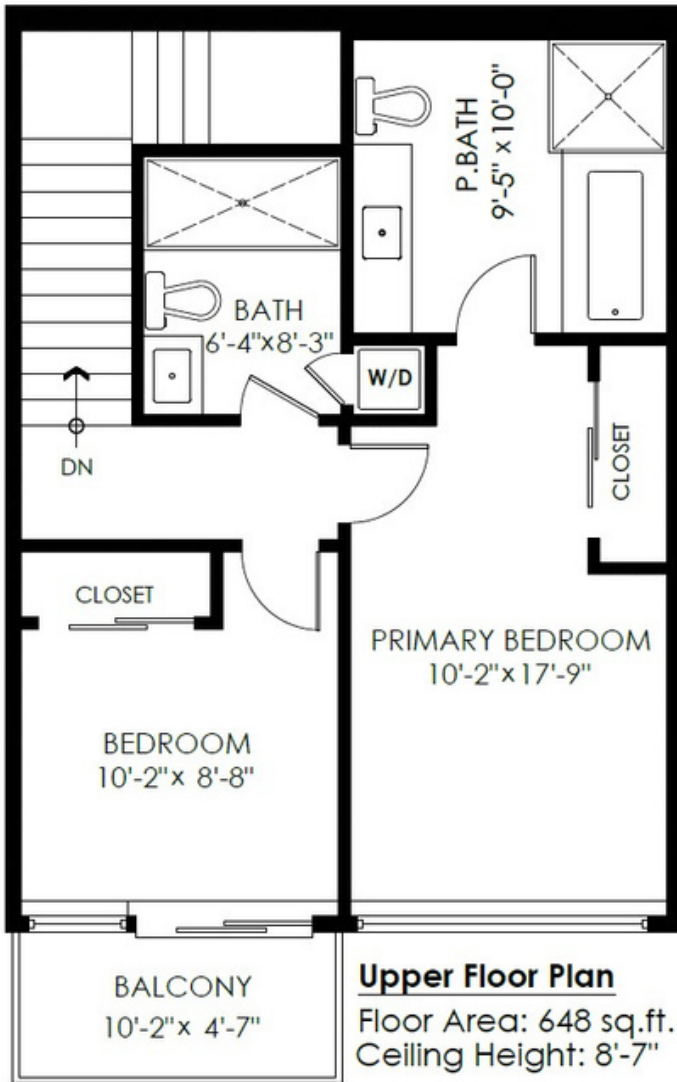
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View additional photos & 3D tour at www.KeithRoy.com



Main Floor: 648 sq.ft.
 Upper Floor: 648 sq.ft.
Total Livable: 1,296 sq.ft.
 Balcony: 47 sq.ft.



MEASURED ON: (2023-11-21)

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
R2838671
Board: V
Townhouse

712 W 8TH AVENUE

Vancouver West
Fairview VW
V5Z 1E1

Residential Attached
\$1,150,000 (LP)
(SP) **M**



Sold Date:	Meas. Type: Feet	If new,GST/HST inc?:	Original Price: \$1,150,000
Frontage(feet):	Frontage(metres):	Bedrooms: 2	Approx. Year Built: 2012
Depth / Size (ft.):	Sq. Footage: 0.00	Bathrooms: 3	Age: 12
Flood Plain:	View: No :	Full Baths: 2	Zoning: CD-1
Complex / Subdiv: 700 WEST 8TH	Complex / Subdiv: 700 WEST 8TH	Half Baths: 1	Gross Taxes: \$3,300.68
First Nation:	View: No :	P.I.D.: 028-761-090	For Tax Year: 2023
Services Connctd: Community, Electricity, Water	View: No :		Tax Inc. Utilities?: No
Sewer Type:	View: No :		Tour: Virtual Tour URL
		Water Supply: City/Municipal	

Style of Home: **2 Storey**
Construction: **Concrete Frame**
Exterior: **Concrete**
Foundation: **Concrete Perimeter**

Total Parking: **2** Covered Parking: **2** Parking Access:
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: **Hardwood**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel: **None**
Fuel/Heating: **Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Torch-On**

Reno. Year:
Rain Screen: **Full**
Metered Water:
R.I. Plumbing:

Legal: **STRATA LOT 5, PLAN BCS4340, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Exercise Centre**

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

Finished Floor (Main):	648
Finished Floor (Above):	648
Finished Floor (AbvMain2):	0
Finished Floor (Below):	0
Finished Floor (Basement):	0
Finished Floor (Total):	1,296 sq. ft.
Unfinished Floor:	0
Grand Total:	1,296 sq. ft.

Units in Development: **128**
Exposure:
Mgmt. Co's Name: **TRIBE**
Maint Fee: **\$818.56**
Maint Fee Includes: **Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**

Tot Units in Strata: **128** Locker: **No**
Storeys in Building: **17**
Mgmt. Co's #:
Council/Park Apprv?:

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht:
of Kitchens: **1**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age:
of Pets: **1** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	7'6 x 5'2			x	1	Main	2	Yes
Main	Living Room	13'2 x 15'10			x	2	Above	4	No
Main	Kitchen	12'1 x 8'5			x	3	Above	3	No
Main	Storage	7'2 x 5'8			x	4			
Above	Primary Bedroom	10'2 x 17'9			x	5			
Above	Bedroom	10'2 x 8'8			x	6			
		x			x	7			

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