



NEIGHBORHOOD HIGHLIGHTS

Elementary School

Henry Hudson Elementary

High School

Kitsilano Secondary

French Immersion

General Gordon Elementary

Kitsilano Secondary

Walk Score: 90

Bike Score: 93

Transit Score: 75

307-2680 ARBUTUS STREET

2 BED, 1 BATH + DEN, 819 SQ. FT.

Kitsilano - Arbutus Walk = LOCATION LOCATION LOCATION! This well laid out 2 bedroom PLUS den condo has a cheater ensuite, walk in closet in master bedroom, gas fireplace, large balcony and insuite laundry. This reliable rainscreened building offers underground parking (1 spot included) and is centrally located close to grocery stores (IGA, Safeway, Whole Foods), London Drugs, the Arbutus Greenway and just up the hill from Kits beach. Enjoy future appreciation - only 1.5 blocks from the new Broadway Subway Station. 1 Pet allowed. Rentals Allowed.

\$849,000

Keith Roy, PREC*

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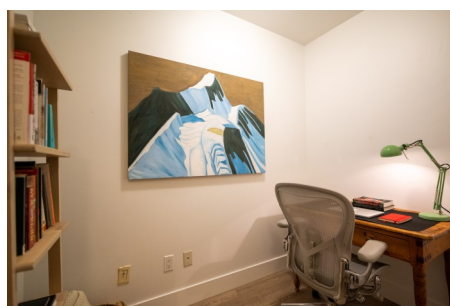
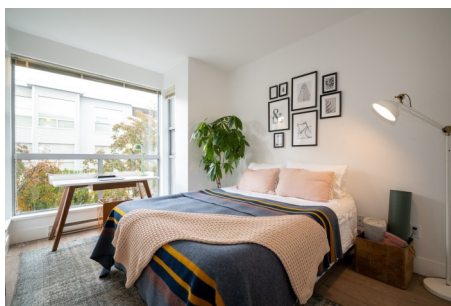
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*Personal Real Estate Corporation

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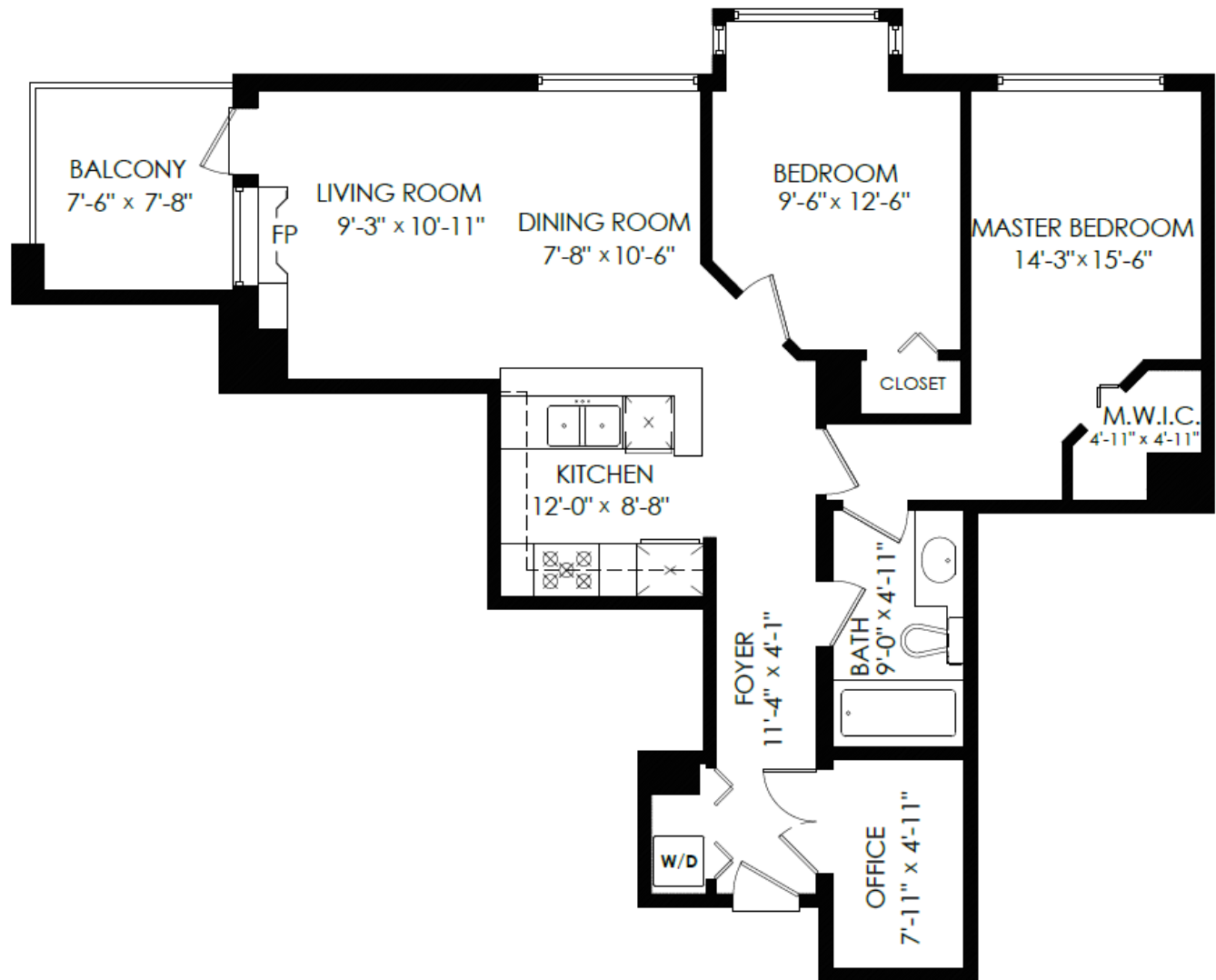
View additional photos & 3D Tour at www.KeithRoy.com



Floor Area: 819 sq.ft.

Balcony: 57 sq.ft.

Ceiling Height: 8'-3"



SCALE



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.

⁵This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.

MEASURED ON: (2021-10-20)
info@pixlworks.com www.pixlworks.com 604.329.5788





Presented by:
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Active
R2628820
 Board: V
 Apartment/Condo

307 2680 ARBUTUS STREET

Vancouver West
 Kitsilano
 V6J 5L8

Residential Attached
\$849,000 (LP)
 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$849,000**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **2003**
 Frontage(feet): Bathrooms: **1** Age: **18**
 Frontage(metres): Full Baths: **1** Zoning: **C-8**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$2,054.52**
 Sq. Footage: **0.00** For Tax Year: **2021**
 Flood Plain: P.I.D.: **025-538-519** Tax Inc. Utilities?:
 View: : Tour: **Virtual Tour URL**
 Complex / Subdiv: **ARBUTUS OUTLOOK SOUTH**
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **End Unit, Upper Unit**
 Construction: **Concrete**
 Exterior: **Brick, Concrete, Glass**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Torch-On**

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

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

Legal: **STRATA LOT 16, PLAN BCS162, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, UNDIV 74/1507 SHARE 18 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: **Bike Room, Elevator, In Suite Laundry, Wheelchair Access**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**
 Features: **CltHwsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave**

Finished Floor (Main): 819	Units in Development: 23	Tot Units in Strata: 23	Locker: No
Finished Floor (Above): 0	Exposure: North	Storeys in Building: 4	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Citybase Management Ltd.	Mgmt. Co's #: 604-708-8998	
Finished Floor (Below): 0	Maint Fee: \$542.20	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Gas, Hot Water, Management		
Finished Floor (Total): 819 sq. ft.			
Unfinished Floor: 0			
Grand Total: 819 sq. ft.	Bylaws Restrictions: Pets Allowed, Pets Allowed w/Rest., Rentals Allowed		
Suite:	Restricted Age:	# of Pets: 1	Cats: Yes Dogs: Yes
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr) Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Rooms: 8			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	11'4" x 4'1"			x	1	Main	4	Yes
Main	Office	7'11" x 4'11"			x	2			
Main	Kitchen	12'0" x 8'8"			x	3			
Main	Dining Room	7'8" x 10'6"			x	4			
Main	Living Room	9'3" x 10'11"			x	5			
Main	Bedroom	9'6" x 12'6"			x	6			
Main	Master Bedroom	14'3" x 15'6"			x	7			
Main	Walk-In Closet	4'11" x 4'11"			x	8			

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