



NEIGHBORHOOD HIGHLIGHTS

Elementary School

False Creek Elementary

High School

Kitsilano Secondary

French Immersion

General Gordon Elementary

Kitsilano Secondary

BIKE SCORE: 81

TRANSIT SCORE: 85

WALK SCORE: 84

4-973 WEST 7TH AVENUE

1 BED, 1 BATH, 749 SQ. FT.

Large 1 bedroom townhouse with sweeping views - everything you've been looking for in your next home! This well-kept, 749sf 1 bedroom sprawls out over 2 stories for a distinct entertaining space on the upper floor and a large, private bedroom on the lower. Balconies on both floors provide lots of outdoor space as well as Downtown and North Shore views. Newer kitchen appliances and flooring means this home is move in ready. Insuite laundry and parking means you won't have to compromise! Pet friendly.

\$699,000

Keith Roy, PREC*

Jacob Lahti

Greg Dent

Greg Andruff, PREC*

Sarah Hopkins

Keith Roy
AND ASSOCIATES

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RE/MAX

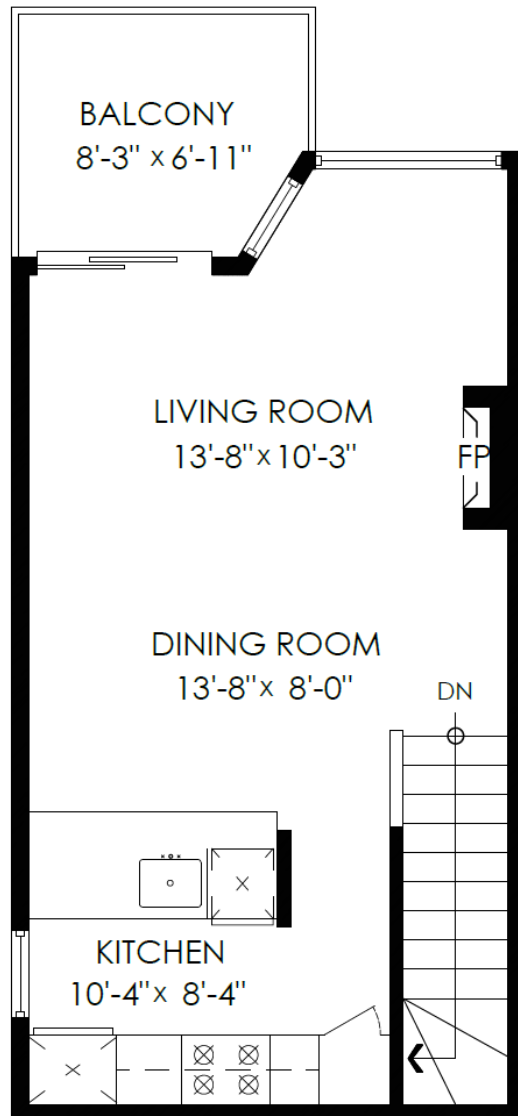
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*Personal Real Estate Corporation

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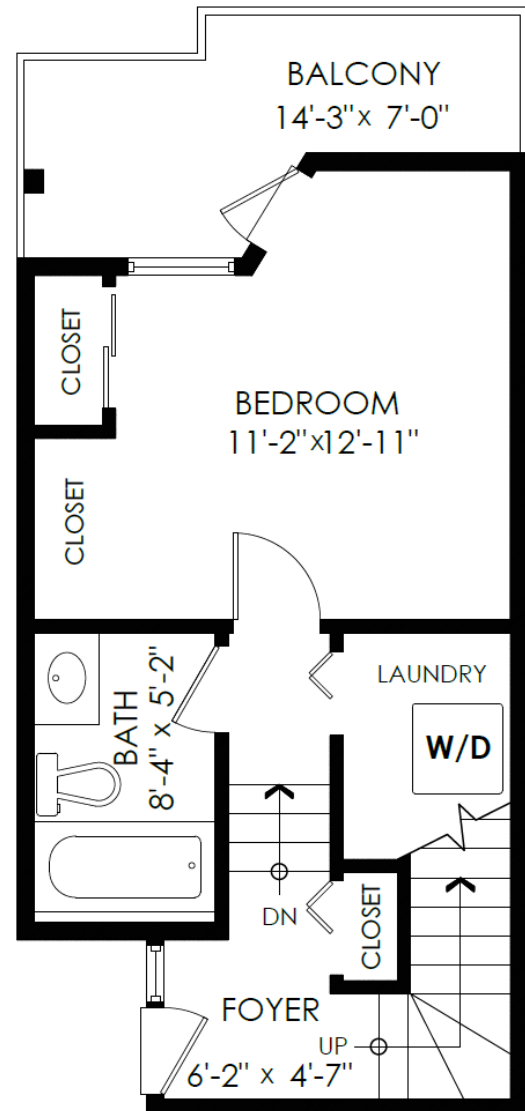
View additional photos & 3D Tour at www.KeithRoy.com





Main Floor Plan

Floor Area: 384 sq.ft.
Ceiling Height: 7'-11"



Lower Floor Plan

Floor Area: 365 sq.ft.
Ceiling Height: 10'-0"

SCALE



MEASURED ON: (2021-11-15)

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
R2637792
 Board: V
 Townhouse

4 973 W 7TH AVENUE
 Vancouver West
 Fairview VW
 V5Z 1C4

Residential Attached
\$699,000 (LP)
 (SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$699,000
Meas. Type:	Bedrooms: 1	Approx. Year Built: 1985
Frontage(feet):	Bathrooms: 1	Age: 36
Frontage(metres):	Full Baths: 1	Zoning: FM1
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,873.61
Sq. Footage: 0.00		For Tax Year: 2021
Flood Plain:	P.I.D.: 002-471-833	Tax Inc. Utilities?:
View: Yes : MOUNTAINS & DOWNTOWN		Tour: Virtual Tour URL
Complex / Subdiv: Seawinds		
Services Connctd: Community, Electricity, Natural Gas, Storm Sewer, Water		
Sewer Type:	Water Supply: City/Municipal	

Style of Home: **2 Storey**
 Construction: **Concrete, Frame - Wood**
 Exterior: **Brick, Glass, Wood**
 Foundation: **Concrete Perimeter**

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

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 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: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 4, PLAN VAS1564, DISTRICT LOT 526, 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 1**

Amenities: **In Suite Laundry**

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

Finished Floor (Main): **384**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **365**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **749 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **749 sq. ft.**

Suite:
 Basement: **None**
 Crawl/Bsmt. Ht: **# of Levels: 2**
 # of Kitchens: **1** **# of Rooms: 5**

Units in Development: **11**
 Exposure: **North**
 Mgmt. Co's Name: **Pacific Dawn**
 Maint Fee: **\$461.57**
 Maint Fee Includes: **Garbage Pickup, Gas, Hot Water, Management**

Tot Units in Strata: **11** Locker: **No**
 Storeys in Building:
 Mgmt. Co's #: **604-683-8843**
 Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed, Rentals Allwd w/Restrctns**
 Restricted Age:
 # or % of Rentals Allowed: **2#**
 Short Term (<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:

of Pets: **2** Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions
Main	Living Room	13'8 x 10'3
Main	Dining Room	13'8 x 8'0
Main	Kitchen	10'4 x 8'4
Below	Foyer	6'2 x 4'7
Below	Bedroom	11'2 x 12'11
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Below	4	No
2			
3			
4			
5			
6			
7			
8			

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