



NEIGHBORHOOD HIGHLIGHTS

Elementary School

Quilchena Elementary

High School

Point Grey Secondary

French Immersion

General Gordon Elementary

Sir Winston Churchill Secondary

Walk Score: 89

Bike Score: 94

Transit Score: 62

9-2296 WEST 39th AVENUE

2 BED, 1 BATH, 1043 SQ. FT.

TOP FLOOR, Kerrisdale charmer with a PRIVATE GARAGE! This equity co-op unit offers a spacious layout with functional kitchen, living & dining areas and 2 large bedrooms. The large square footage allows your house-sized furniture. The building has been well maintained with a newer roof (2015), new windows (2010), newer boiler (2007). 1 storage locker included. No rentals, no pets, 19+ and no Property Transfer Tax! Mortgage financing usually requires a 35% down payment. Showings of this immaculate suite by appointment only. Wondering how to buy a co-op? Call listing realtor to learn more or ask your REALTOR.

\$625,000

Keith Roy, PREC*

Jacob Lahti

Greg Dent

Greg Andruff, PREC*

Sarah Hopkins

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AND ASSOCIATES

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Master
11 Years



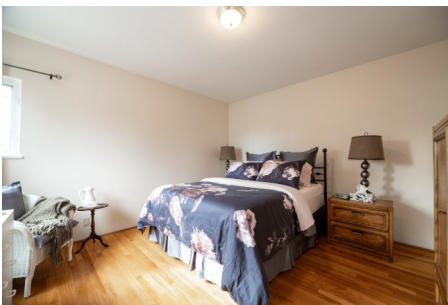
RE/MAX

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*Personal Real Estate Corporation

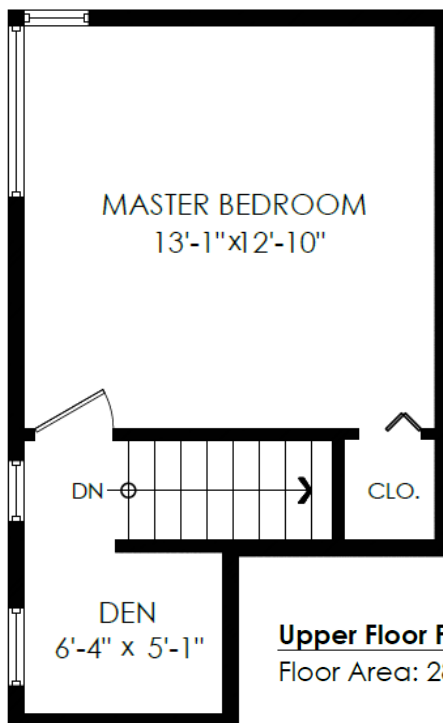
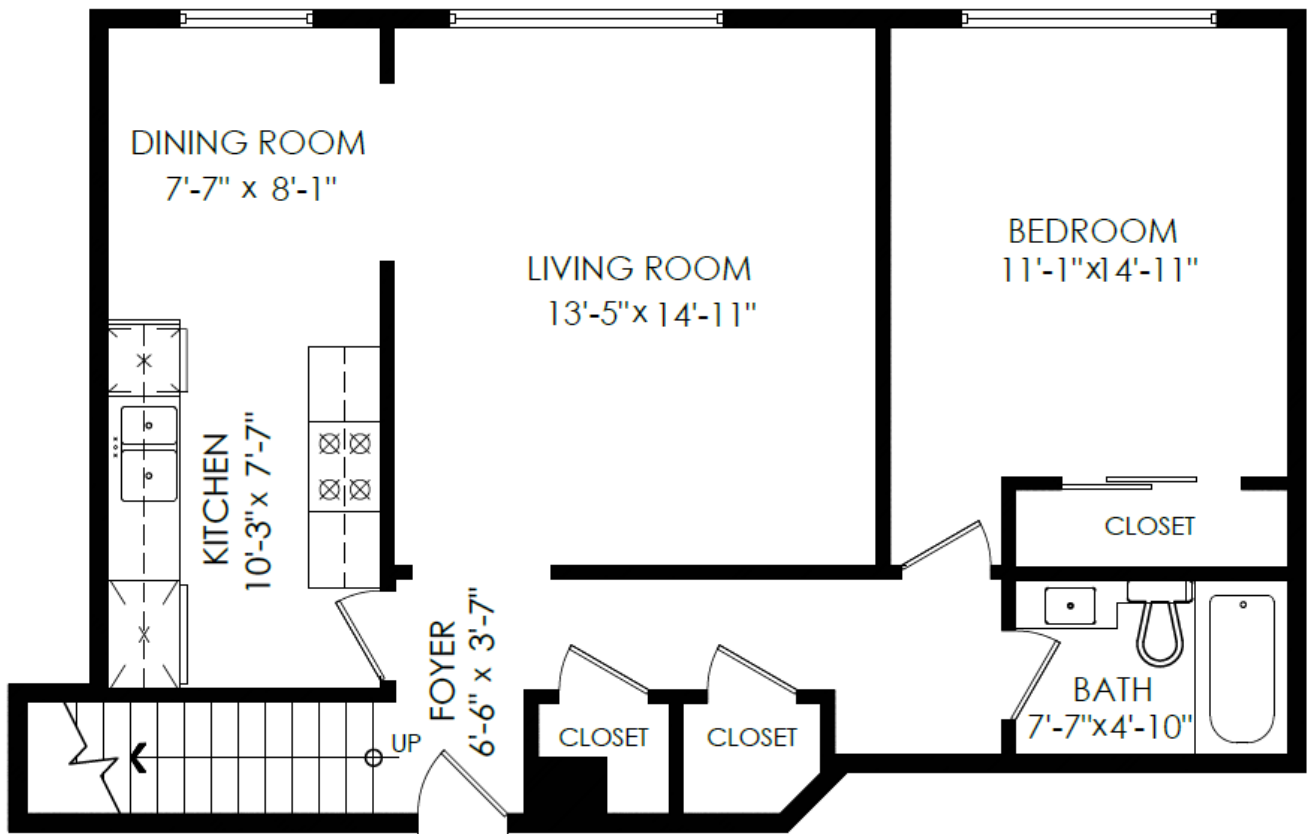
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View additional photos & 3D Tour at www.KeithRoy.com



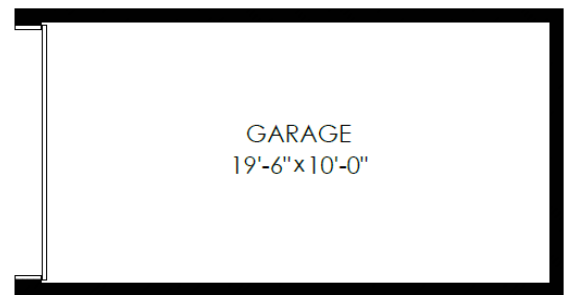
Main Floor Plan

Floor Area: 760 sq.ft.



Upper Floor Plan

Floor Area: 283 sq.ft.



Main Floor:	760 sq.ft.
Upper Floor:	283 sq.ft.
Total Livable:	1,043 sq.ft.

Garage:	231 sq.ft.
Grand Total:	1,274 sq.ft.

Ceiling Height: 8'-2"



Presented by:
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Active
R2620694
 Board: V
 Apartment/Condo

9 2296 W 39TH AVENUE
 Vancouver West
 Kerrisdale
 V6M 1T9

Residential Attached
\$625,000 (LP)
 (SP) **M**



Sold Date:
 Meas. Type: **Feet**
 Frontage(feet):
 Frontage(metres):
 Depth / Size (ft.):
 Sq. Footage: **0.00**
 Flood Plain: **No**
 View: **No**
 Complex / Subdiv: **KERRISDALE CREST**
 Services Connctd: **Electricity, Sanitary Sewer, Water**

If new, GST/HST inc?:
 Bedrooms: **2**
 Bathrooms: **1**
 Full Baths: **1**
 Half Baths: **0**
 P.I.D.: **011-638-907**

Original Price: **\$648,000**
 Approx. Year Built: **1952**
 Age: **69**
 Zoning: **RM-3**
 Gross Taxes: **\$1,595.00**
 For Tax Year: **2021**
 Tax Inc. Utilities?:
 Tour: **Virtual Tour URL**

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

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

Renovations: **Completely**
 # of Fireplaces: **0** R.I. Fireplaces:
 Fireplace Fuel: **None**
 Fuel/Heating: **Hot Water**
 Outdoor Area: **None**
 Type of Roof: **Torch-On**

Reno. Year: **2015**
 Rain Screen: **No**
 Metered Water:
 R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
 Parking: **Garage Underbuilding**
 Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
 Title to Land: **Shares in Co-operative**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood, Mixed, Carpet**

Legal: **LOT B, BLOCK 5, PLAN VAP4285, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, OF LOT 1 & OF BLK 17**

Amenities: **Guest Suite, Shared Laundry, Storage**

Site Influences: **Adult Oriented, Central Location, Recreation Nearby, Shopping Nearby**
 Features: **Dishwasher, Microwave, Refrigerator, Stove**

Finished Floor (Main): 760	Units in Development: 10	Tot Units in Strata: 10	Locker: Yes
Finished Floor (Above): 283	Exposure:	Stores in Building: 2	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: SELF MANAGED	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$396.00	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Heat, Hot Water, Management		
Finished Floor (Total): 1,043 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,043 sq. ft.	Bylaws Restrictions: Age Restrictions, Pets Not Allowed, Rentals Not Allowed, Smoking Restrictions		
Suite: None	Restricted Age: 19+	# of Pets:	Cats: No Dogs: No
Basement: None	# or % of Rentals Allowed: 0#		
Crawl/Bsmt. Ht:	Short Term (<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 2			
# of Rooms: 7			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	6'6 x 3'7			x	1	Main	4	No
Main	Living Room	13'5 x 14'11			x	2			
Main	Dining Room	7'7 x 8'1			x	3			
Main	Kitchen	10'3 x 7'7			x	4			
Main	Bedroom	11'1 x 14'11			x	5			
Above	Master Bedroom	13'1 x 12'10			x	6			
Above	Den	6'4 x 5'1			x	7			
		x			x	8			

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