



NEIGHBORHOOD HIGHLIGHTS

Elementary School

Edith Cavell Elementary

High School

Eric Hamber Secondary

French Immersion

General Gordon Elementary

Sir Winston Churchill Secondary

302-592 WEST 16th AVENUE

2 BED, 1 BATH, 1279 SQ. FT.

Cambie Village and close to VGH. Make sure you look at the floor plan of this amazing 2 level, 2 bedroom and den PENTHOUSE condo. Only 1 common wall with 3 sides of windows. Summer on the roof top patio! Winters by the wood burning fireplace. The master bedroom on the upper floor makes you feel like royalty inside the turret shaped walls. There is enough space for an office with a mountain view, a large living room for entertaining and space for a formal dining table. The building is well cared for and self managed. Unit comes with 2 parking and 1 storage locker, in addition to in-suite storage.

WALK SCORE: 90!

\$899,000

Keith Roy, PREC*

Taryn Lees

Greg Dent

Greg Andruff, PREC*

Sarah Hopkins

Keith Roy
AND ASSOCIATES

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RE/MAX

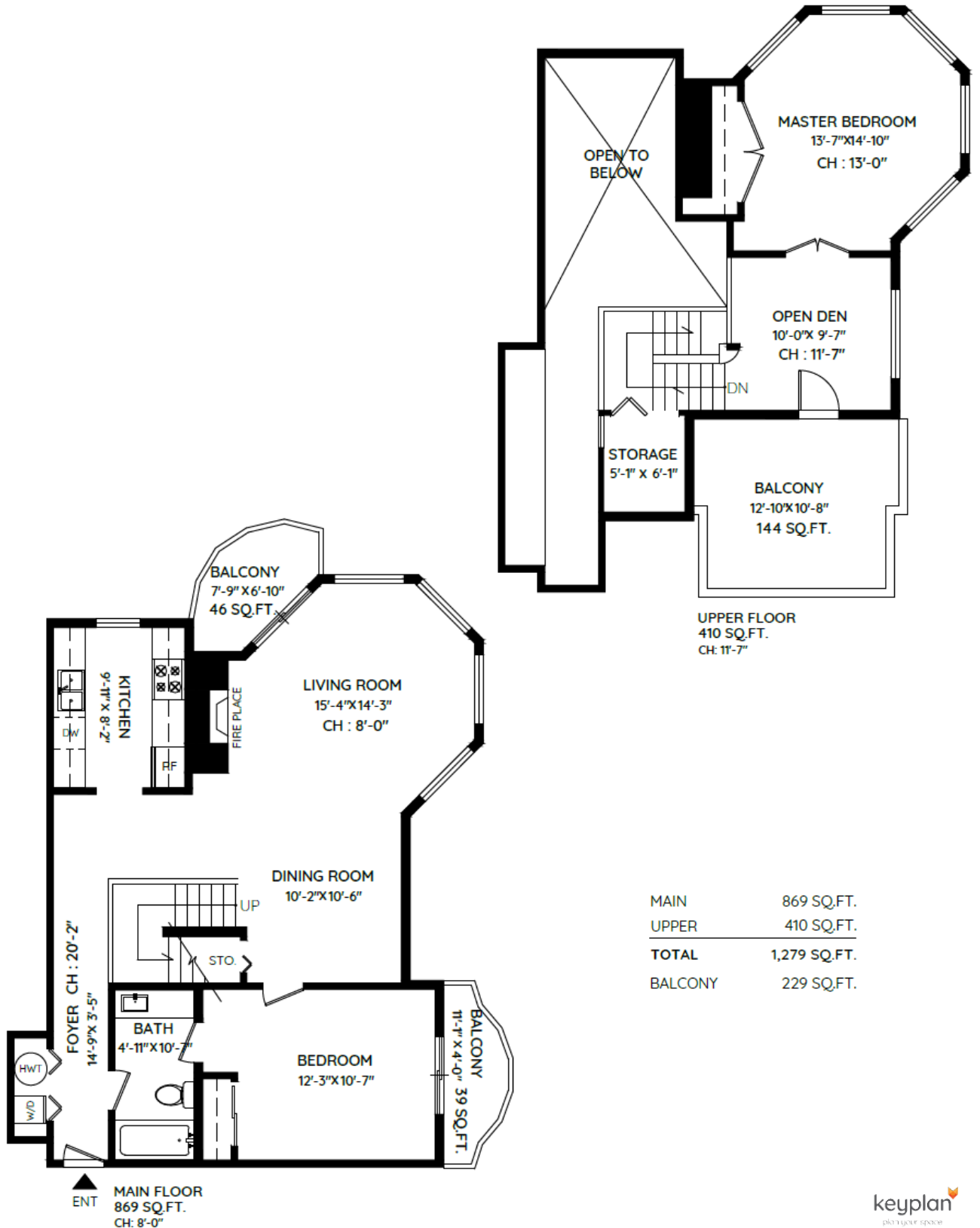
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*Personal Real Estate Corporation

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





The floor plan and the measurements are approximate and are to be used for advertising usage only. Not suitable for architectural or construction. E&O Insured Total sqft. is calculated using method ANSI - Z765.



Presented by:
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Active
R2532862
Board: V
Apartment/Condo

302 592 W 16TH AVENUE
Vancouver West
Cambie
V5Z 1S4

Residential Attached
\$899,000 (LP)
(SP) **M**



Sold Date: _____ Frontage (feet): _____ Original Price: **\$899,000**
Meas. Type: **Feet** Frontage (metres): _____ Approx. Year Built: **1988**
Depth / Size (ft.): _____ Bedrooms: **2** Age: **33**
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **RM-4**
Flood Plain: _____ Full Baths: **1** Gross Taxes: **\$2,308.36**
Exposure: **North** Half Baths: **0** For Tax Year: **2020**
Council Apprv?: _____ Maint. Fee: **\$536.71** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: _____ P.I.D.: **011-260-360**
Mgmt. Co's Name: **SELF MANAGED** Tour: **Virtual Tour URL**
Mgmt. Co's Phone: _____
View: _____
Complex / Subdiv: **CAMBIE VILLAGE**
Services Connected: **Electricity, Water**

Style of Home: Corner Unit	Total Parking: 2 Covered Parking: 2 Parking Access: Lane
Construction: Frame - Wood	Parking: Garage; Underground
Exterior: Mixed	Locker: Y
Foundation: Concrete Perimeter	Dist. to School Bus: _____
Rain Screen: _____	Total Units in Strata: 16
Renovations: Partly	Reno. Year: _____
Water Supply: City/Municipal	R.I. Plumbing: _____
Fireplace Fuel: Wood	R.I. Fireplaces: _____
Fuel/Heating: Baseboard, Electric	# of Fireplaces: 1
Outdoor Area: Balcny(s) Patio(s) Dck(s)	Dist. to Public Transit: _____
Type of Roof: Asphalt	Units in Development: 16
	Title to Land: Freehold Strata
	Property Disc.: Yes
	Fixtures Leased: No
	Fixtures Rmvd: No
	Floor Finish: Hardwood

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water**
Legal: **STRATA LOT 13, PLAN VAS2156, DISTRICT LOT 472, 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 OR V, AS APPROPRIATE**
Amenities: **Elevator**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features:

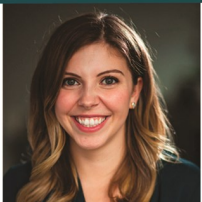
Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	14'9 x 3'5			x			x
Main	Kitchen	9'11 x 8'2			x			x
Main	Dining Room	10'2 x 10'6			x			x
Main	Living Room	15'4 x 14'3			x			x
Above	Bedroom	13'7 x 14'10			x			x
Above	Den	10'0 x 9'7			x			x
Above	Storage	5'1 x 6'1			x			x
Above	Master Bedroom	13'7 x 14'1			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 869	# of Rooms: 8	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 410	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: No	3				Pool:
Finished Floor (Total): 1,279 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Door Height:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 1,279 sq. ft.				7				
				8				

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