



NEIGHBORHOOD HIGHLIGHTS

Elementary School

David Lloyd George Elementary

High School

Sir Winston Churchill Secondary

French Immersion

General Gordon Elementary

Sir Winston Churchill Secondary

Walk Score: 66

Transit Score: 69

403-1065 W 72nd Ave

1 BED, 1 BATH, 654 SQ. FT.

What a bargain! Step into this renovated suite (including laminate floors, new counters, and new tile floors in 2005, and new windows in 2008) conveniently located in Marpole, close to transit, shopping, community center, Richmond and Downtown. You don't need to sacrifice space in this TOP FLOOR unit with 654 SF, a sprawling master bedroom with a large closet, a 39 SF Balcony and room for a full kitchen table and living room furniture. The reliable building is well maintained and strata fees are only \$299/month. Storage locker and underground parking included. Rentals allowed and 1 pet allowed.

\$369,000

Keith Roy, PREC*

Taryn Lees

Greg Dent

Greg Andruff, PREC*

Sarah Hopkins

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AND ASSOCIATES

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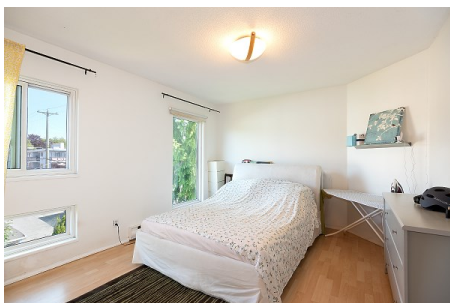
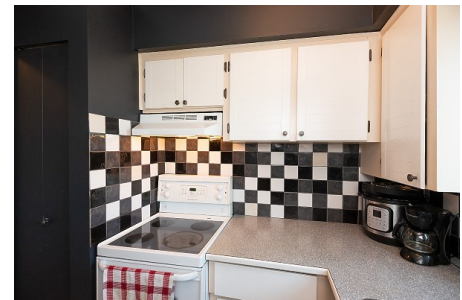
RE/MAX

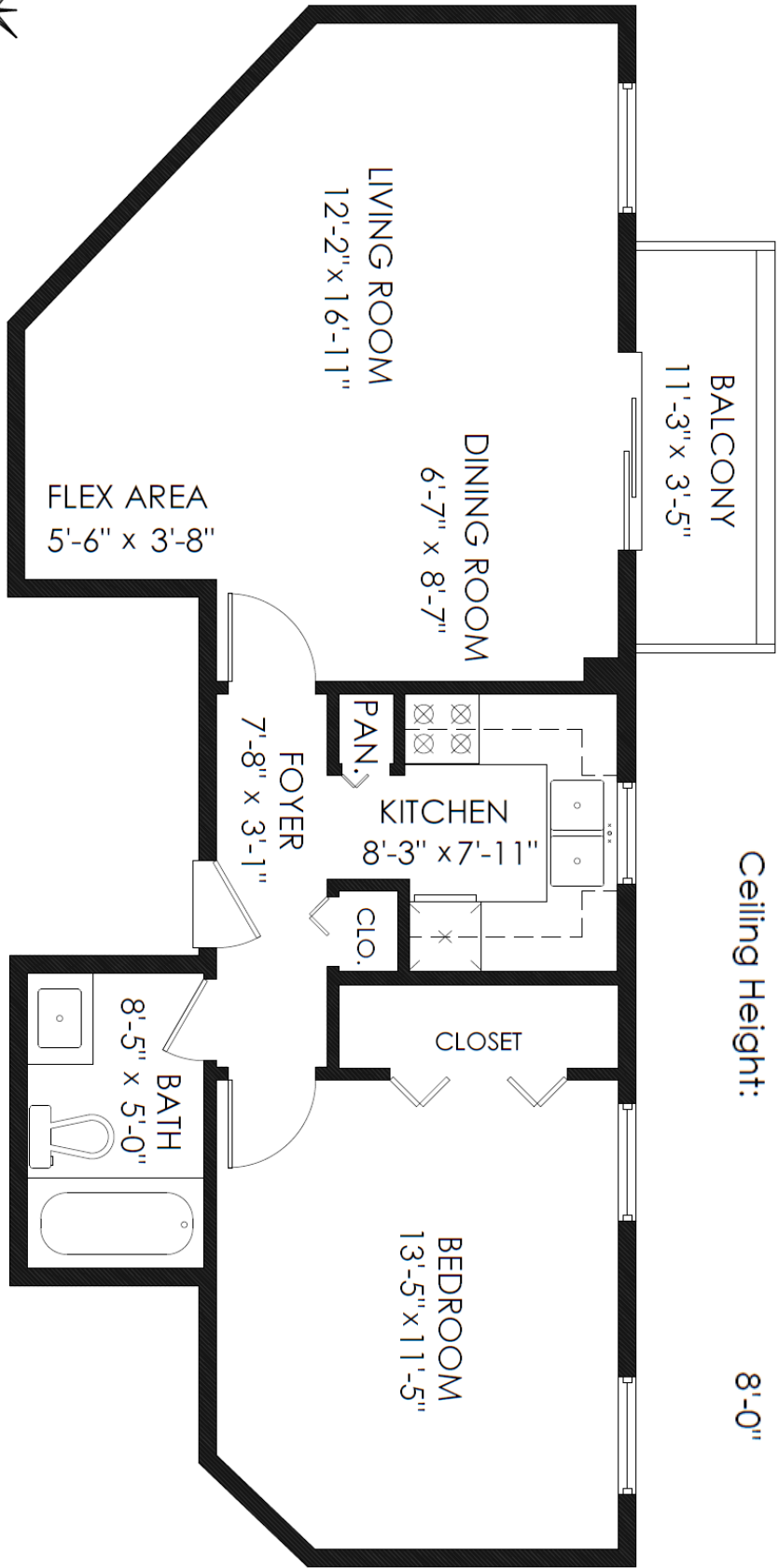
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*Personal Real Estate Corporation

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





Floor Area: 654 sq.ft.

Balcony: 39 sq.ft.

Ceiling Height: 8'-0"



Presented by:
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Active
R2601485
 Board: V
 Apartment/Condo

403 1065 W 72ND AVENUE
 Vancouver West
 Marpole
 V6P 3C4

Residential Attached
\$369,000 (LP)
 (SP) **M**



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$369,000**
 Meas. Type: **Feet** Bedrooms: **1** Approx. Year Built: **1981**
 Frontage(feet): Bathrooms: **1** Age: **40**
 Frontage(metres): Full Baths: **1** Zoning: **RM3A**
 Depth / Size (ft.): Half Baths: **0** Gross Taxes: **\$1,078.99**
 Sq. Footage: **0.00** For Tax Year: **2021**
 Flood Plain: P.I.D.: **006-218-601** Tax Inc. Utilities?: **No**
 View: **No :** Tour: **Virtual Tour URL**
 Complex / Subdiv: **OSLER HEIGHTS**
 Services Connctd: **Community, Electricity, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Corner Unit, Upper Unit**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Stucco, Wood**
 Foundation: **Concrete Perimeter**
 Renovations: **Partly**
 # of Fireplaces: **0** R.I. Fireplaces:
 Fireplace Fuel: **None**
 Fuel/Heating: **Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Torch-On**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
 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: **Laminate**

Legal: **STRATA LOT 10, PLAN VAS990, DISTRICT LOT 319, NEW WESTMINSTER LAND DISTRICT, UNDIV 81/1000 SHARES IN 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: **Elevator, Shared Laundry, Storage, Wheelchair Access**

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

Finished Floor (Main): 654	Units in Development: 11	Tot Units in Strata: 11	Locker: Yes
Finished Floor (Above): 0	Exposure: North	Storeys in Building: 4	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: KORECKI	Mgmt. Co's #: 604-233-7772	
Finished Floor (Below): 0	Maint Fee: \$299.03	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Hot Water, Management		
Finished Floor (Total): 654 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Unfinished Floor: 0	Restricted Age:	# of Pets: 1	Cats: Yes Dogs: Yes
Grand Total: 654 sq. ft.	# or % of Rentals Allowed:		
Suite: None	Short Term (<1yr)Rnt/Lse Alwd?: No		
Basement: None	Short Term Lse-Details:		
Crawl/Bsmt. Ht:			
# of Kitchens: 1			
# of Rooms: 6			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	7'8 x 3'1			x	1	Main	4	No
Main	Kitchen	8'3 x 7'11			x	2			
Main	Living Room	12'2 x 16'11			x	3			
Main	Dining Room	6'7 x 8'7			x	4			
Main	Flex Room	5'6 x 3'8			x	5			
Main	Bedroom	13'5 x 11'5			x	6			
		x			x	7			
		x			x	8			

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