



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 gas 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 insuite storage.

WALK SCORE: 90!

\$998,000

Keith Roy, PREC*

Taryn Lees

Greg Dent

Greg Andruff, PREC*

Sarah Hopkins

Keith Roy
AND ASSOCIATES

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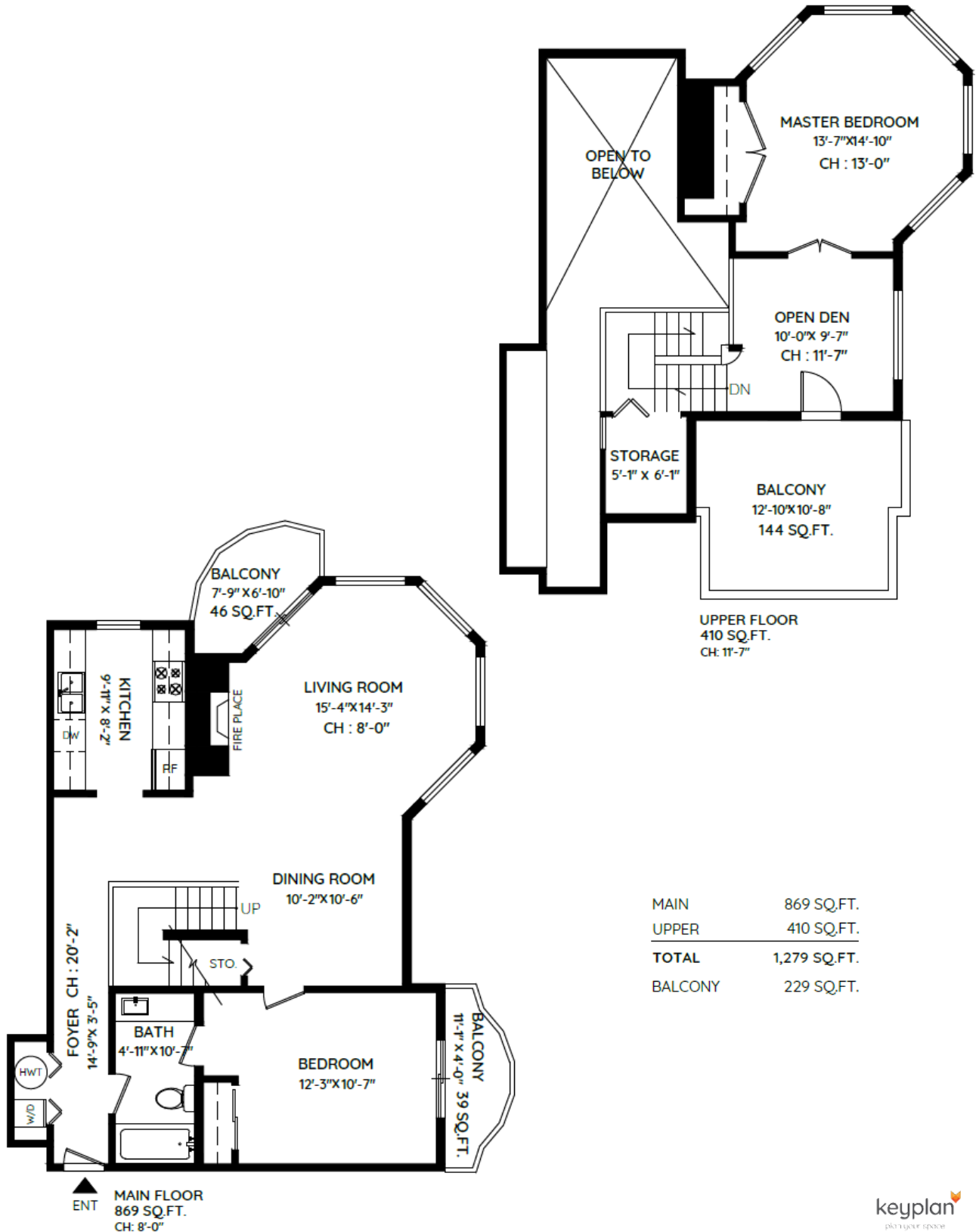
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*Personal Real Estate Corporation

302-592 WEST 16TH AVENUE

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





MAIN	869 SQ.FT.
UPPER	410 SQ.FT.
TOTAL	1,279 SQ.FT.
BALCONY	229 SQ.FT.

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:
Keith Roy PREC*

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Active
R2478620
Board: V
Apartment/Condo

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

Residential Attached
\$998,000 (LP)
(SP)



Sold Date:	Frontage (feet):	Original Price: \$998,000
Meas. Type: Feet	Frontage (metres):	Approx. Year Built: 1988
Depth / Size (ft.):	Bedrooms: 2	Age: 32
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: RM-4
Flood Plain:	Full Baths: 1	Gross Taxes: \$2,308.36
Council Apprv?:	Half Baths: 0	For Tax Year: 2020
Exposure: North	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		
Sewer Type:		

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	Reno. Year:	Dist. to Public Transit: CLOSE	Dist. to School Bus: CLOSE
Rain Screen:	R.I. Plumbing:	Units in Development: 16	Total Units in Strata: 16
Renovations: Partly	Metered Water:	Title to Land: Freehold Strata	
Water Supply: City/Municipal	R.I. Fireplaces:	Property Disc.: Yes	
Fireplace Fuel: Gas - Natural	# of Fireplaces: 1	Fixtures Leased: No	
Fuel/Heating: Baseboard, Electric		Fixtures Rmvd: No	
Outdoor Area: Balcny(s) Patio(s) Dck(s)		Floor Finish: Hardwood	
Type of Roof: Asphalt			

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

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

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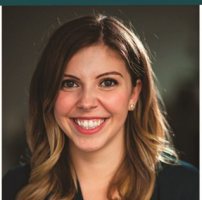
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