



NEIGHBORHOOD HIGHLIGHTS

Elementary School

Emily Carr Elementary

High School

Eric Hamber Secondary

French Immersion

General Gordon Elementary

Sir Winston Churchill Secondary

WALK SCORE: 82

BIKE SCORE: 73

408-997 WEST 22nd AVENUE

STUDIO, 1 BATH, 464 SQ. FT.

This comfortable & bright studio is nestled in a fantastic neighborhood - steps to Douglas Park, Community Center, transit (Skytrain is walking distance and #7 bus to Downtown stops out front), VGH, restaurants, and shops just around the corner. This boutique building is well run & super secure. Luxury finishes of granite countertops, electric fireplace, open kitchen with eating bar and in-suite laundry. Additional bike & storage room on parking level. Pets are welcome (1 dog or cat ok). This is a great rental income property as only 11/15 rental spaces taken. First time buyers will not have to pay Property Transfer Tax!

\$425,000

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RE/MAX

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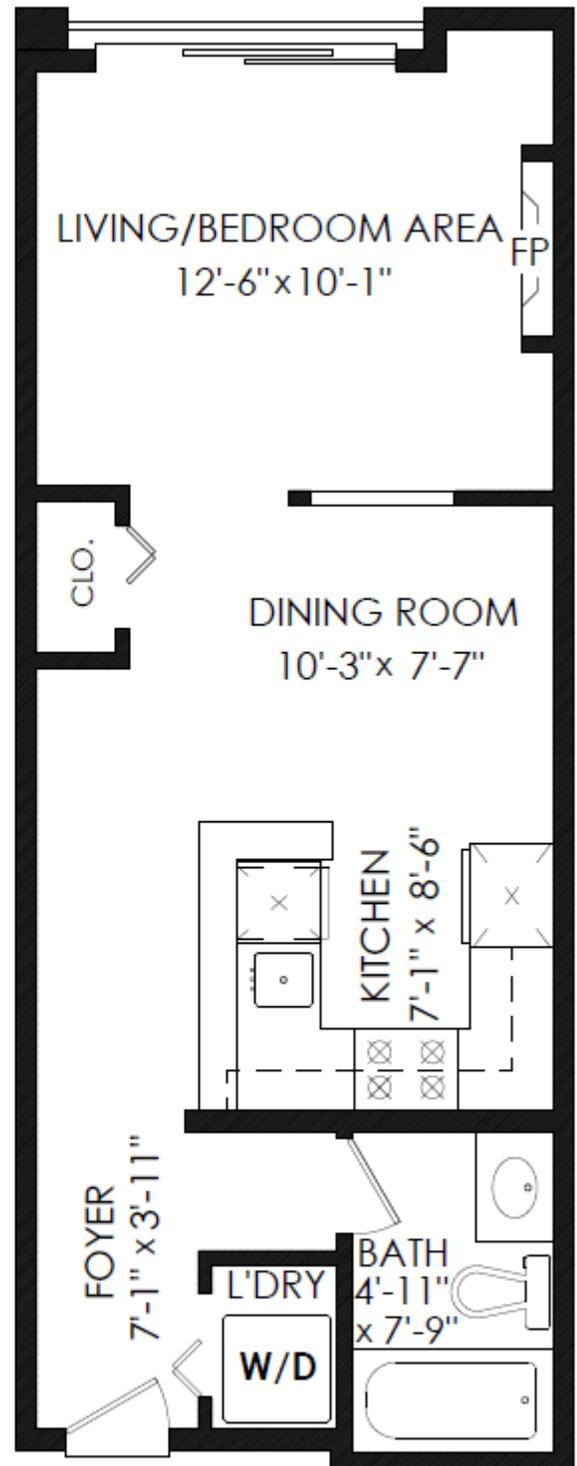
408-997 WEST 22nd AVENUE

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



Floor Area: **464 sq.ft.**

Ceiling Height: 7'-11"



SCALE



Measurements, Design & Scanning | 604-329-5788

E&O Inured. 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. www.PixlWorks.com





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Active **408 997 W 22ND AVENUE** Residential Attached
R2585378 Vancouver West **\$425,000 (LP)**
 Board: V Cambie (SP) **M**
 Apartment/Condo V5Z 2A2



Sold Date: Frontage (feet): Original Price: **\$425,000**
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **2004**
 Depth / Size (ft.): Bedrooms: **0** Age: **17**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **C-2**
 Flood Plain: Full Baths: **1** Gross Taxes: **\$1,133.83**
 Council Apprv?: Half Baths: **0** For Tax Year: **2020**
 Exposure: **West** Maint. Fee: **\$287.26** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **025-947-982**
 Mgmt. Co's Name: **ASSOCIA PTY MGMT** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: **604-591-6060**
 View: **No :**
 Complex / Subdiv: **THE CRESCENT IN SHAUGHNESSY**
 Services Connected: **Electricity, Sanitary Sewer, Water**
 Sewer Type:

Style of Home: **1 Storey, Upper Unit** Total Parking: **0** Covered Parking: **0** Parking Access:
 Construction: **Frame - Wood** Parking: **None** Locker: **Y**
 Exterior: **Brick, Mixed** Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
 Foundation: **Concrete Perimeter** Reno. Year: Units in Development: **39** Total Units in Strata: **39**
 Rain Screen: **Full** R.I. Plumbing: Title to Land: **Freehold Strata**
 Renovations: Metered Water: Property Disc.: **Yes**
 Water Supply: **City/Municipal** R.I. Fireplaces: Fixtures Leased: **No :**
 Fireplace Fuel: **Electric** # of Fireplaces: **1** Fixtures Rmvd: **No :**
 Fuel/Heating: **Baseboard, Electric** Floor Finish: **Laminate**

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management**
 Legal: **STRATA LOT 30 DISTRICT LOT 472 GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS833 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**
 Amenities: **Bike Room, Elevator, In Suite Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'6 x 10'1			x			x
Main	Kitchen	7'1 x 8'6			x			x
Main	Dining Room	10'3 x 7'7			x			x
Main	Foyer	7'1 x 3'11			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 464	# of Rooms: 4	# of Kitchens: 1	# of Levels: 1	Bath: 1	Floor: Main	# of Pieces: 4	Ensuite?: No	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			2				Barn:
Finished Floor (Below): 0	Restricted Age:			3				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 1	Cats: Yes	Dogs: Yes	4				Pool:
Finished Floor (Total): 464 sq. ft.	# or % of Rentals Allowed: 15			5				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			6				Grg Dr Ht:
Unfinished Floor: 0				7				
Grand Total: 464 sq. ft.	Basement: None			8				

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