



NEIGHBORHOOD HIGHLIGHTS

Elementary School

David Lloyd George Elementary

High School

Sir Winston Churchill Secondary

French Immersion

General Gordon Elementary

Sir Winston Churchill Secondary

202-1353 WEST 70th AVENUE

2 BED, 1 BATH, 729 SQ. FT.

Well laid out 2 bedroom, 1 bathroom + solarium/den south-facing corner unit! Strategically located close to the Marpole Safeway, transit, shops and restaurants. Easy access to Richmond, airport (for when you need it again), UBC and downtown. Bonus: Churchill High School Catchment! Unit has in-suite laundry, laminate floors, updated counters, backsplash and cabinets. Strata fees include gas fireplace.

WALK SCORE: 83

TRANSIT SCORE: 61

\$525,000

Keith Roy, PREC*

Taryn Lees

Greg Dent

Greg Andruff, PREC*

Sarah Hopkins

Keith Roy
AND ASSOCIATES

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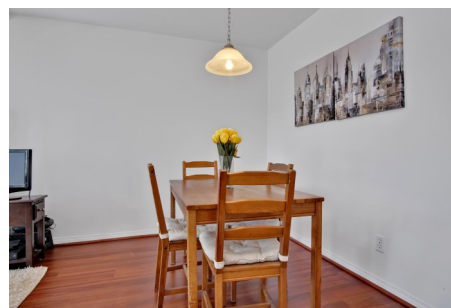
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*Personal Real Estate Corporation

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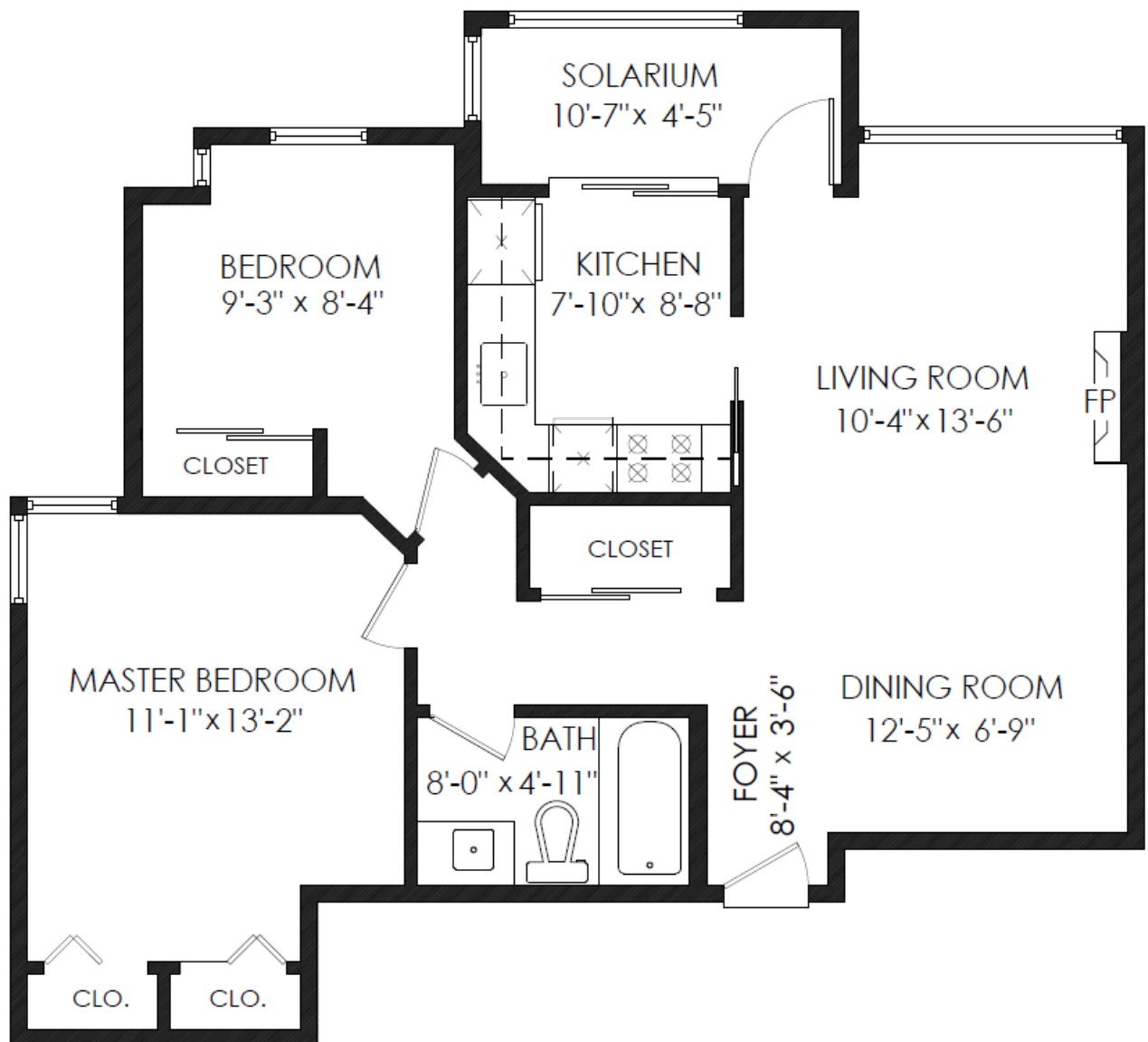
View additional photos & 3D Tour at www.KeithRoy.com



Floor Area: 729 sq.ft.

Solarium: 57 sq.ft.

Ceiling Height: 7'-11"



SCALE



Measurements, Design & Scanning | 604-329-5788

E&O Insured. 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 **202 1353 W 70TH AVENUE** Residential Attached
R2558741 Vancouver West **\$525,000 (LP)**
 Board: V Marpole (SP) **M**
 Apartment/Condo V6P 2Y9



Sold Date: Frontage (feet): Original Price: **\$550,000**
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **1992**
 Depth / Size (ft.): Bedrooms: **2** Age: **29**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **RM-3A**
 Flood Plain: Full Baths: **1** Gross Taxes: **\$1,278.52**
 Council Apprv?: Half Baths: **0** For Tax Year: **2020**
 Exposure: **South** Maint. Fee: **\$356.00** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **017-981-662**
 Mgmt. Co's Name: **PACIFIC QUORUM PPTY** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: **604-685-3828**
 View: **No :**
 Complex / Subdiv: **THE WESTLUND**
 Services Connected: **Community, Electricity, Water**
 Sewer Type:

Style of Home: Corner Unit, Inside Unit	Total Parking: 1	Covered Parking: 1	Parking Access: Lane
Construction: Frame - Wood	Parking: Garage; Underground		Locker: N
Exterior: Mixed, Stucco	Dist. to Public Transit: CLOSE		Dist. to School Bus: CLOSE
Foundation: Concrete Perimeter	Reno. Year:	Units in Development: 15	Total Units in Strata: 15
Rain Screen:	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: Gas - Natural	# of Fireplaces: 1	Fixtures Rmvd: No :	
Fuel/Heating: Baseboard, Electric		Floor Finish: Laminate	
Outdoor Area: None			
Type of Roof: Other			

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Management**
 Legal: **STRATA LOT 5, PLAN LMS621, DISTRICT LOT 319 323 & 324, NEW WESTMINSTER LAND DISTRICT, UNDIV 68/981 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT**
 Amenities: **Bike Room, Elevator**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'4 x 3'6			x			x
Main	Dining Room	12'5 x 6'9			x			x
Main	Living Room	10'4 x 13'6			x			x
Main	Kitchen	7'10 x 8'8			x			x
Main	Solarium	10'7 x 4'5			x			x
Main	Master Bedroom	11'1 x 13'2			x			x
Main	Bedroom	9'3 x 8'4			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 729	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 729 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Not Allowed			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 729 sq. ft.				7				
				8				

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