



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

305-997 WEST 22nd AVENUE

STUDIO, 1 BATH, 470 SQ. FT.

This comfortable & quiet home is nestled in a fantastic neighborhood. The views of the city & mountains from the large, bright, patio (159 SF) gives you a great space to unwind or be social. This boutique building is well run & super secure. Luxury finishes of granite counter-tops, electric fireplace, open kitchen with eating bar, updated S/S appliances, & includes Murphy bed and sofa - a fantastic space saver. In-suite laundry & IKEA Pax wardrobe provide plenty of storage. Additional bike & storage room on parking level. Pets are welcome (1 dog or cat ok). Walking distance to the Canada Line Skytrain and steps to Douglas Park & Community Centre, VGH & shopping just around the corner. This is a great rental income property as only 11/15 rental spaces taken. 1 parking spot.

\$524,988

Keith Roy, PREC*

Taryn Lees

Greg Dent

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Sarah Hopkins

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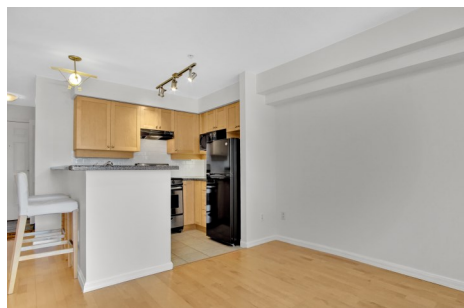
RE/MAX

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*Personal Real Estate Corporation

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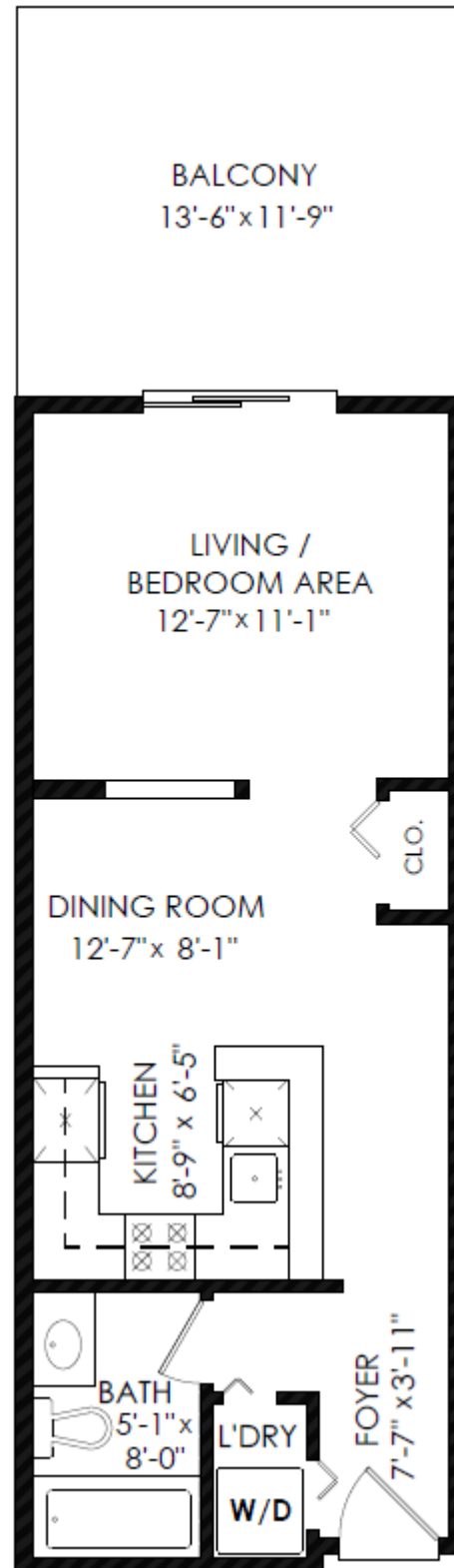
View additional photos & 3D tour at www.VancouverPropertyFinder.com



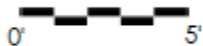
Floor Area: 470 sq.ft.

Balcony: 159 sq.ft.

Ceiling Height: 7'-10"



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 areas. This is for marketing purposes only and is not intended for architectural/construction use. All details, size & placements should be considered approximate within +/- 2% tolerance. www.PixiWorks.com





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Active **305 997 W 22ND AVENUE** Residential Attached
R2565611 Vancouver West **\$524,988 (LP)**
 Board: V Cambie (SP) **M**
 Apartment/Condo V5Z 2A2



Sold Date: Frontage (feet): Original Price: **\$524,988**
 Meas. Type: **Feet** Frontage (metres):
 Depth / Size (ft.): Bedrooms: **0** Approx. Year Built: **2004**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Age: **17**
 Flood Plain: Full Baths: **1** Zoning: **C-2**
 Council Apprv?: Half Baths: **0** Gross Taxes: **\$1,249.26**
 Exposure: Maint. Fee: **\$294.09** For Tax Year: **2020**
 If new, GST/HST inc?: Tax Inc. Utilities?: **No**
 Mgmt. Co's Name: **ASSOCIA PTY MGMT** P.I.D.: **025-947-834**
 Mgmt. Co's Phone: **604-591-6060** Tour:
 View: **No :**
 Complex / Subdiv: **THE CRESCENT IN SHAUGHNESSY**
 Services Connected: **Community, Electricity, Water**
 Sewer Type:

Style of Home: **Inside Unit** Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 Construction: **Frame - Wood** Parking: **Garage; Underground**
 Exterior: **Brick, Mixed** Locker: **Y**
 Foundation: **Concrete Perimeter** Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
 Rain Screen: **Full** R.I. Plumbing: Units in Development: **39** Total Units in Strata: **39**
 Renovations: Metered Water:
 Water Supply: **City/Municipal** R.I. Fireplaces: **# of Fireplaces: 1**
 Fireplace Fuel: **Electric** Property Disc.: **Yes**
 Fuel/Heating: **Baseboard, Electric** Fixtures Leased: **No :**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)** Fixtures Rmvd: **No :**
 Type of Roof: **Torch-On** Floor Finish: **Laminate, Tile**

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management**
 Legal: **STRATA LOT 15, PLAN BCS833, DISTRICT LOT 472, NEW WESTMINSTER LAND DISTRICT, UNDIV 43/2592 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, In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Other - See Remarks**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'7 x 3'11			x			x
Main	Kitchen	8'9 x 6'5			x			x
Main	Dining Room	12'7 x 8'1			x			x
Main	Living Room	12'7 x 11'1			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	470	# of Rooms: 4	# 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: 1	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total):	470 sq. ft.	# or % of Rentals Allowed: 15			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Grand Total:	470 sq. ft.	Basement: None			6				
					7				
					8				

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