Canstruction: Frame - Wood, Other Parking Access: Lane Councidation: Concrete Perimeter Parking Facilities: Garage: Underground, Visitor Parking Startion: Other Dist to Public Trans: Dist to School Bus: Ype of Roof: Torch-O Possession: Beno Year: Laminate, Tile Seller's Interest: Water Supply: City/Municipal Freehold Strata Vater Supply: City/Municipal Electric Vater Supply: City/Municipal Outdoor Area: Balcony(s) Jonder Tieplaces: 1 Property Disclosure: Y Variante, Tile Sale Vater Supply: City/Municipal Jonder Tieplaces: 1 Property Disclosure: Y Jongmi Co: COLDWELL Property Disclosure: Y Mant Charge: Bike Room,Elevator, In Suite Laundry,Storage,Wheelchair Access: Varianterest: Mant Charge: Bike Room,Elevator, In Suite Laundry,Storage,Wheelchair Access: Y Varianterest: Coltandersterest: Y Y Varianterest: Dimensions Floor Type Dimensions Alain Charge: Dimensions Floor Type Dimensions Alain F. Dimensions <td< th=""><th colspan="3">Vancouver, Kerrisdale 404 - 2096 West 46th Ave, V6M 2K9</th><th colspan="3">MLS# V1095616 \$768,000</th><th colspan="2">Residential Attached Active</th></td<>	Vancouver, Kerrisdale 404 - 2096 West 46th Ave, V6M 2K9			MLS# V1095616 \$768,000			Residential Attached Active	
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F Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes 5 /irtual Tour URL: 6 7 8 Cerrisdale Landing - 2 bedroom, 2 bathroom, bright top floor corner suite. Generous room sizes accommodates house sized furniture. Functional layout - great for ntertaining & offers privacy with bedroom separatation. Gently lived, in this suite offers granite countertops, stainless appliances, gas fireplace & large closets. Relax	Features Incl: Clor Floor Type Main F. Living Room Main F. Dining Main F. Mitchen Main F. Office Main F. Master Bedr Main F. Bedroom Total Floor Area: Total Floor Area: Total # Rooms: Finished Levels: Basement: Restricted Age: # Pets / Cats; Dogs: Virtual Tour URL: Kerrisdale Landing - 2 be	thes Washer/Dryer/Fridg Dimensions 13'4 × 12'10 11'10 × 9'8 11'11 × 9'4 7'4 × 5'4 000m 17'10 × 12' 10'11 × 9'7 × × × × 1,096 Sq.Ft. 6 1 None 2 / Cats: Yes; Dogs:	Yes t top floor corner s ation. Gently lived	rowave Type suite. Generous roor	x x x x x x x x x x n sizes accommoda granite countertops,	Ba 1 2 3 4 5 6 7 8 tes house size stainless appl	throoms 4 Piece; Ensuite: Y 4 Piece; Ensuite: N ed furniture. Functiona iances, gas fireplace	× × × × × × ′; Level: Main F. I; Level: Main F.
F Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes 5 /irtual Tour URL: 6 7 8 Cerrisdale Landing - 2 bedroom, 2 bathroom, bright top floor corner suite. Generous room sizes accommodates house sized furniture. Functional layout - great for ntertaining & offers privacy with bedroom separatation. Gently lived, in this suite offers granite countertops, stainless appliances, gas fireplace & large closets. Relax n your 111 SF south west facing balcony. Opportunity to live in this quiet, well managed building. One parking & storage, pets welcome. Buy with confidence, a great for neuronal storage. Pets welcome. Buy with confidence, a great for neuronal storage. Pets welcome. Buy with confidence, a great for neuronal storage. Pets welcome. Buy with confidence, a great for neuronal storage. Pets welcome. Buy with confidence, a great for neuronal storage. Pets welcome. Buy with confidence, a great for neuronal storage. Pets welcome. Buy with confidence, a great for neuronal storage. Pets welcome. Buy with confidence, a great for neuronal storage. Pets welcome. Buy with confidence, a great for neuronal storage. Pets welcome. Buy with confidence, a great for neuronal storage. Pets welcome. Buy with confidence, a great for neuronal storage. Pets welcome. Buy with confidence, a great for neuronal storage. Pets welcome. Buy with confidence, a great for neuronal storage. Pets welcome. Buy with confidence for neuronal st	Features Incl: Clor Floor Type Main F. Living Room Main F. Dining Main F. Mitchen Main F. Office Main F. Master Bedr Main F. Bedroom Fotal Floor Area: Fotal Floor Area: Fotal # Rooms: Finished Levels: Basement: Restricted Age: # Pets / Cats; Dogs: /irtual Tour URL: Kerrisdale Landing - 2 be	thes Washer/Dryer/Fridg Dimensions 13'4 × 12'10 11'10 × 9'8 11'11 × 9'4 7'4 × 5'4 000m 17'10 × 12' 10'11 × 9'7 × × × × 1,096 Sq.Ft. 6 1 None 2 / Cats: Yes; Dogs:	Yes t top floor corner s ation. Gently lived	rowave Type suite. Generous roor	x x x x x x x x x x n sizes accommoda granite countertops,	Ba 1 2 3 4 5 6 7 8 tes house size stainless appl	throoms 4 Piece; Ensuite: Y 4 Piece; Ensuite: N ed furniture. Functiona iances, gas fireplace	x x x x x x x x x x x x x x x x x x x

Feature Sheet





MARNI TRITT & SHANNON EZEKIEL Real Estate Outside The Box

404 - 2096 West 46th Ave, Vancouver 2 beds, 2 baths - Apartment Unit

MARNI TRITT 604.537.5977 mtritt@sutton.com

SHANNON EZEKIEL 604.767.6166 sezekiel@sutton.com



Feature Sheet

404 - 2096 West 46th Ave, Vancouver 2 beds, 2 baths - Apartment Unit



Kerrisdale Landing - 2 bedroom, 2 bathroom, bright top floor corner suite. Generous room sizes accommodates house sized furniture. Functional layout - great for entertaining & offers privacy with bedroom separatation. Gently lived, in this suite offers granite countertops, stainless appliances, gas fireplace & large closets. Relax on your 111 SF south west facing balcony. Opportunity to live in this quiet, well managed building. One parking & storage, pets welcome. Buy with confidence, a great place to call home.

Price:	\$768,000
Type:	Apartment
Beds:	2
Baths:	2
Built:	2004
Size:	1,096 Sq.Ft.
Mnt Fee:	\$354
Taxes:	\$2561 (2014)



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