

Vancouver, Kerrisdale
404 - 2096 West 46th Ave, V6M 2K9

MLS# V1095616
\$768,000

Residential Attached
Active



Complex/Subdiv:
 Frontage: Bedrooms: **2** PID: **026-014-599**
 Depth/Size: Bathrooms: **2** Approx Yr Blt: **2004**
 Lot Area SqFt: **0** Half Baths: **0**
 Rear Yard Exp: Full Baths: **2**
 Taxes: **\$2,561 (2014)**
 Type: **Apartment Unit**
 View:

Style of Home: **Corner Unit,Penthouse** Total Parking: **1** Covered Parking: **1**
 Construction: **Frame - Wood,Other** Parking Access: **Lane**
 Foundation: **Concrete Perimeter** Parking Facilities: **Garage; Underground,Visitor Parking**
 Exterior: **Other**
 Rainscreen:
 Type of Roof: **Torch-On** Dist to Public Trans:
 Reno Year: **0** Possession:
 Flooring: **Laminate,Tile** Title to Land: **Freehold Strata** Dist to School Bus:
 Water Supply: **City/Municipal** Seller's Interest:
 Heat/Fuel: **Electric**
 No. of Fireplaces: **1** Property Disclosure: **Y**
 Fireplace Fuel: **Gas - Natural** Outdoor Area: **Balcony(s)**
 Locker: **Yes** Units in Development: **27** Total Units in Strata: **27**
 Mngmt Co: **COLDWELL** Property Disclosure: **Y**
 Mngmt Ph: Maint Fee: **\$354**

Maint Charge Incl: **Garbage Pickup,Gas,Hot Water,Management**
 Legal: **PL BCS914 LT 21 DL 526 LD 36**
 Amenities: **Bike Room,Elevator,In Suite Laundry,Storage,Wheelchair Access**
 Site Influences: **Central Location,Recreation Nearby,Shopping Nearby**
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW,Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'4 x 12'10			x			x
Main F.	Dining	11'10 x 9'8			x			x
Main F.	Kitchen	11'11 x 9'4			x			x
Main F.	Office	7'4 x 5'4			x			x
Main F.	Master Bedroom	17'10 x 12'			x			x
Main F.	Bedroom	10'11 x 9'7			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Total Floor Area: **1,096 Sq.Ft.** Bathrooms
 Total # Rooms: **6** 1 4 Piece; Ensuite: Y; Level: Main F.
 Finished Levels: **1** 2 4 Piece; Ensuite: N; Level: Main F.
 Basement: **None** 3
 Restricted Age: 4
 # Pets / Cats; Dogs: **2 / Cats: Yes; Dogs: Yes** 5
 Virtual Tour URL: 6
 7
 8

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 separation. 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.

The enclosed information while deemed to be correct, is not guaranteed.
 If your home is listed with another broker, this is not intended as a solicitation.

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Feature Sheet

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



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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 separation. 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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