

**JUST SOLD**

**#101-444 W 49th Avenue - South Cambie**

**Offered at \$575,000**



LOCATION, SIZE & PRICE! Unmatchable combination with suite 101 that resides on Westside close to schools, shopping, community amenities, parks & golf course! Easy transit to Richmond & Downtown. This rare 3 bedroom 2 bath gem boasts over 1,500sf of tranquil space that boast your home-sized furniture. Courtyard entrance & split-level foyer leads to grand open living & dining with hardwood flooring throughout. Well thought out plan with great separation of bedrooms. Solarium provides private entertainment for family & guests. Enjoy pool & sauna at your convenience. One of a kind unit to call home at unbeatable price. Call now!



Floor Area..... 1,560 sf  
 Bedrooms..... 3  
 Bathrooms ..... 2  
 Parking ..... 1  
 Age ..... 35 years  
 Maintenance..... \$392.22  
 Taxes (2014)..... \$1,716



Presented by:  
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Vancouver West, South Cambie Residential Attached  
**# 101 444 W 49TH AV, V5Y 3V4** **MLS# V1078626** **Active**

	<table style="width: 100%; border-collapse: collapse;"> <tr> <td>List Price:</td> <td style="text-align: right;"><b>\$575,000</b></td> <td>Previous Price:</td> <td></td> </tr> <tr> <td colspan="4">Subdiv/Complex: <b>WINTERGREEN PLACE</b></td> </tr> <tr> <td>Frontage:</td> <td></td> <td>Approx Yr Blt:</td> <td style="text-align: right;"><b>1979</b></td> </tr> <tr> <td>Depth/Size:</td> <td></td> <td>PID:</td> <td style="text-align: right;"><b>005-627-052</b></td> </tr> <tr> <td>Lot SqFt:</td> <td style="text-align: right;"><b>0</b></td> <td>Type:</td> <td style="text-align: right;"><b>Apartment/Condo</b></td> </tr> <tr> <td>Exposure:</td> <td></td> <td>Zoning:</td> <td style="text-align: right;"><b>CD-1</b></td> </tr> <tr> <td>Stories in Bldg:</td> <td></td> <td>Taxes:</td> <td style="text-align: right;"><b>\$1,716 (2014)</b></td> </tr> <tr> <td>Flood Plain:</td> <td></td> <td>If New GST/HST Incl:</td> <td></td> </tr> <tr> <td>Meas. Type:</td> <td></td> <td>Tax Incl Utilities:</td> <td style="text-align: right;"><b>No</b></td> </tr> <tr> <td>Fixtures Lsd:</td> <td></td> <td>Apprvl Reqd:</td> <td></td> </tr> <tr> <td>Fixt Removed:</td> <td></td> <td></td> <td></td> </tr> <tr> <td>View:</td> <td></td> <td></td> <td></td> </tr> </table>	List Price:	<b>\$575,000</b>	Previous Price:		Subdiv/Complex: <b>WINTERGREEN PLACE</b>				Frontage:		Approx Yr Blt:	<b>1979</b>	Depth/Size:		PID:	<b>005-627-052</b>	Lot SqFt:	<b>0</b>	Type:	<b>Apartment/Condo</b>	Exposure:		Zoning:	<b>CD-1</b>	Stories in Bldg:		Taxes:	<b>\$1,716 (2014)</b>	Flood Plain:		If New GST/HST Incl:		Meas. Type:		Tax Incl Utilities:	<b>No</b>	Fixtures Lsd:		Apprvl Reqd:		Fixt Removed:				View:			
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Style of Home: <b>Split Entry, Ground Level Unit</b> Construction: <b>Frame - Wood</b> Foundation: <b>Concrete Block</b> Exterior: <b>Brick, Mixed, Wood</b> Rain Screen: Type of Roof: <b>Torch-On</b> Renovations: Flooring: Water Supply: <b>City/Municipal</b> Heat/Fuel: <b>Baseboard, Electric</b> No. of Fireplaces: <b>0</b> Fireplace Fuel: Outdoor Area: <b>None</b> Mngmt Co: <b>COLYVAN</b> Mngmt Ph: <b>604-683-8399</b>	R/I Plumbing: Reno Year: R/I Fireplaces: Maint Fee: <b>\$392.22</b>	Total Parking: <b>1</b> Covered Parking: <b>1</b> Parking Access: <b>Side</b> Parking Facilities: <b>Garage Underbuilding, Garage; Underground, Visitor Parking</b> Dist to Public Trans: <b>1/2</b> Dist to School/Bus: <b>1</b> Units in Development:      Total Units in Strata: <b>48</b> Locker: <b>Yes</b> Possession: Title to Land: <b>Freehold Strata</b> Seller's Interest: <b>Power of Attorney</b> Mortgage Info: <b>\$0</b> Property Disclosure: <b>Y</b> Bylaw Restrictions: <b>Pets Not Allowed, Rentals Not Allowed</b>
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Maint Charge Incl: **Caretaker, Gardening, Garbage Pickup, Hot Water, Management, Recreation Facility, Snow removal**

Legal: **PL VAS663 LT 8 DL 526 LD 36 STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.**

Amenities: **In Suite Laundry, Pool; Indoor, Sauna/Steam Room, Storage**

Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings**

Site Influences: **Central Location, Gated Complex, Golf Course Dev., Recreation Nearby, Shopping Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 15'4						
Main F.	Kitchen	12' X 9'5						
Main F.	Dining	10' X 15'						
Main F.	Master Bedroom	19' X 11'10						
Main F.	Bedroom	12'10 X 9'10						
Main F.	Den	14' X 12'						
Main F.	Laundry	6'2 X 6'8						
Main F.	Other	6' X 5'						
Above	Bedroom	14'9 X 9'10						
Above	Other	17' X 16'10						

<b>Floor Area (SqFt):</b>		Total # Rooms: <b>10</b>	<b>Bathrooms</b>
Finished Floor Area Main:	<b>1,210</b>	Finished Levels: <b>2</b>	1 <b>3 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Up:	<b>350</b>	Basement Area: <b>None</b>	2 <b>3 Piece; Ensuite: N; Level: Above</b>
Finished Floor Area Down:	<b>0</b>		3
Finished Floor Area Bsmt:	<b>0</b>	Bsmt Height:	4
Total Finished Floor Area:	<b>1,560</b>	Restricted Age:	5
		# Pets / Cats; Dogs:	6
Unfinished Floor Area:	<b>0</b>	# or % Rentals:	7
Grand Total Floor Area:	<b>1,560</b>		8

Listing Broker(s): **RE/MAX Real Estate Services**

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