

R2483698
Apartment/Condo

305 555 W 14TH AVENUE
Vancouver
Fairview VW
V5Z 4G8

Residential Attached
\$789,900 (LP)



Depth/Size (ft.):
Frontage (ft.):
Bedrooms: **2**
Age: **36**
Lot Area
Bathrooms: **1**
Zoning: **RM-3**
Flood Plain: **No**
Full Baths: **1**
Gross Taxes: **\$1,951.43**
Rear Yard
Half Baths: **0**
For Tax Year: **2020**
Exp:
Maint. Fee: **\$300.54**
P.I.D.: **006-470-319**
Mgmt. Co's Name: **Rancho**
Mgmt. Co's Phone: **604-331-4225**
View: **No**
Complex / Subdiv: **CAMBRIDGE PLACE**
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: Corner Unit, Upper Unit	Total Parking: 1 Covered Parking: 1 Parking Access: Rear
Construction: Frame - Wood	Parking: Garage; Underground
Exterior: Stucco	Locker: Yes
Foundation: Concrete Perimeter	Dist. to Transit: Dist to School Bus:
Rain Screen: Full	Units in Development: 57 Total Units in Strata: 57
Renovations:	Title to Land: Freehold Strata
# of Fireplaces: 1	Property Disc.: Yes
Fireplace Fuel: Wood	PAD Rental:
Water Supply: City/Municipal	Fixtures Leased: No
Fuel/Heating: Baseboard, Electric	Fixtures Rmvd: No
Outdoor Area: Balcony(s)	Floor Finish: Hardwood, Tile
Type of Roof: Torch-On	

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Sewer, Snow removal, Water**
 Legal: **STRATA LOT 43, PLAN VAS1428, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, WN**
 Amenities: **Bike Room, Elevator, In Suite Laundry, Swirlpool/Hot Tub, Wheelchair Access**
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **CithWsh/Dryr/Frdg/Stv e/DW, Drapes/Window Coverings**

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

Finished Floor (Main):	800	# of Rooms: 5 # of Kitchens: 1 # of Levels: 1	<u>Bath</u>	<u>Floor</u>	<u># of Pieces</u>	<u>Ensuite?</u>
Finished Floor (Above):	0	Crawl/Bsmt. Height:	1	Main	4	No
Finished Floor (Below):	0	Restricted Age:	2			
Finished Floor (Basement):	0	# of Pets: 2 Cats: Yes Dogs: Yes	3			
Finished Floor (Total):	800 sq. ft.	# or % of Rentals Allowed: 100%	4			
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed, Rentals Allowed	5			
Grand Total:	800 sq. ft.	Basement: None	6			
			7			
			8			

Listing Broker(s): **Keller Williams Elite Realty**

Top Floor Fairview Beauty. Bask in the sunshine in this immaculate 2 bed 1 bath South East facing corner suite with spacious living room/dining room and warm inviting wood burning fireplace. Featuring gorgeous kitchen with dark rich cabinetry, granite countertops, & stainless steel appliances finished w/engineered hardwood and tile flooring throughout. This is a well managed building with complete rainscreen including roof, balconies and windows/ exterior doors & landscape membrane in 2003, new plumbing in 2005, & updated hallways in 2010. 2 Pets & Rentals Allowed. Complete with 1 parking stall, locker, bike storage, & common courtyard hot tub while being perfectly located with quick access to skytrain and all the shops that Cambie & W Broadway offer.

The enclosed information, while deemed to be correct, is not guaranteed. PREC* indicates 'Personal Real Estate Corporation'.