

R2577515
Apartment/Condo

PH423 2680 W 4TH AVENUE
Vancouver
Kitsilano
V6K 4S3

Residential Attached
\$675,000 (LP)



Depth/Size (ft.): Frontage (ft.): Approx. Yr Built: **1996**
 Bedrooms: **1** Age: **25**
 Lot Area: Bathrooms: **1** Zoning: **C2**
 Flood Plain: Full Baths: **1** Gross Taxes: **\$1,652.90**
 Rear Yard: Half Baths: **0** For Tax Year: **2020**
 Exp: Maint. Fee: **\$408.61** P.I.D.: **023-362-928**
 Mgmt. Co's Name: **AWM**
 Mgmt. Co's Phone: **604-685-3227**
 View: **Yes: South above residential homes**
 Complex / Subdiv:
 Services Connected: **Electricity,Natural Gas,Water**

Style of Home: **Penthouse**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Baseboard,Natural Gas**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

Total Units in Strata: **100**
 Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
 Parking: **Garage Underbuilding**
 Locker: **No**
 Dist. to Transit: Dist to School Bus:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased:
 Fixtures Rmvd:
 Floor Finish: **Mixed**

Maint Fee Inc: **Caretaker,Garbage Pickup,Gardening,Gas,Hot Water,Management,Sewer,Water**
 Legal: **STRATA LOT 79, PLAN LMS2329, DISTRICT LOT 192, NEW WESTMINSTER LAND DISTRICT, TO**
 Amenities: **Bike Room,In Suite Laundry,Storage,Wheelchair Access**
 Site Influences: **Lane Access,Recreation Nearby,Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stv e/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'7 x 8'2			x			x
Main	Living Room	11' x 12'3			x			x
Main	Kitchen	9'10 x 11'5			x			x
Main	Bedroom	9'10 x 14'11			x			x
Main	Storage	3'11 x 8'6			x			x
Main	Dining Room	6'9 x 8'11			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	721	# of Rooms: 6 # of Kitchens: 1 # of Levels: 1	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0	Crawl/Bsmt. Height:	1	Main	4	No
Finished Floor (Below):	0	Restricted Age:	2			
Finished Floor (Basement):	0	# of Pets: Cats: Yes Dogs: Yes	3			
Finished Floor (Total):	721 sq. ft.	# or % of Rentals Allowed:	4			
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed,Rentals Allwd w/Restrctns	5			
Grand Total:	721 sq. ft.	Basement: None	6			
			7			
			8			

Listing Broker(s): **RE/MAX Select Properties**

Not facing 4th Ave. This one is special! It's on the quiet side of the building, on the top floor facing South, has a covered balcony, bedroom with extra high ceilings, skylight in the kitchen, in-suite storage and laundry, gas fireplace and a built-in desk. One parking stall comes with the property and rentals are allowed with restrictions(Form B shows 10 more allowed) in this well maintained building. Pets including 1 dog are also ok. Easy to show! Virtual tour at <https://www.cotala.com/56685#vtour>

The enclosed information, while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates 'Personal Real Estate Corporation'.

