Presented by:

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Active

R2548564

Board: V

Apartment/Condo

209 233 KINGSWAY

Vancouver East

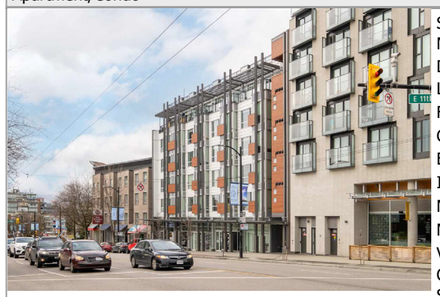
Mount Pleasant VE

V5T 3J5

Residential Attached

$728,000 (LP)

(SP) M



Sold Date:		Frontage (feet):		Original Price:	**$728,000**
Meas. Type:		Frontage (metres):		Approx. Year Built:	**2017**
Depth / Size (ft.):		Bedrooms:	**1**	Age:	**4**
Lot Area (sq.ft.):	**0.00**	Bathrooms:	**1**	Zoning:	**C-3A**
Flood Plain:	**No**	Full Baths:	**1**	Gross Taxes:	**$2,764.77**
Council Apprv?:		Half Baths:	**0**	For Tax Year:	**2020**
Exposure:		Maint. Fee:	**$405.06**	Tax Inc. Utilities?:	**No**
If new, GST/HST inc?:				P.I.D.:	**030-264-383**
Mgmt. Co's Name:	**Fort Park Property Management**			Tour:	
Mgmt. Co's Phone:	**604-447-7275**				
View:	**Yes: Sunrise & Mountains**				
Complex / Subdiv:	**VYA**				
Services Connected:	**Community, Electricity, Sanitary Sewer**				
Sewer Type:	**City/Municipal**				

Style of Home:	**1 Storey**		Total Parking: **1**	Covered Parking: **1**	Parking Access: **Lane**
Construction:	**Concrete Frame, Frame - Wood, Other**		Parking: **Garage; Underground**		
Exterior:	**Glass, Metal**				Locker: **Y**
Foundation:	**Concrete Perimeter**	Reno. Year:	Dist. to Public Transit: **Close**		Dist. to School Bus: **Close**
Rain Screen:		R.I. Plumbing:	Units in Development: **46**		Total Units in Strata: **46**
Renovations:			Title to Land: **Freehold Strata**		
Water Supply:	**City/Municipal**	Metered Water:			
Fireplace Fuel:		R.I. Fireplaces:	Property Disc.: **Yes**		
Fuel/Heating:	**Baseboard, Electric**	# of Fireplaces: **0**	Fixtures Leased: **No :**		
Outdoor Area:	**Balcony(s), Patio(s), Sundeck(s)**		Fixtures Rmvd: **No :**		
Type of Roof:	**Other**		Floor Finish: **Laminate**		

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Water**

Legal: **STRATA LOT 9, PLAN EPS4077, DISTRICT LOT 301, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Club House, Elevator, In Suite Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	**Foyer**	**4'5 x 5'1**			x			x
Main	**Kitchen**	**10'7 x 7'5**			x			x
Main	**Living Room**	**13'11 x 14'5**			x			x
Main	**Dining Room**	**8'10 x 9'0**			x			x
Main	**Bedroom**	**9'0 x 10'8**			x			x
Main	**Walk-In Closet**	**8'4 x 4'5**			x			x
Main	**Den**	**6'5 x 4'6**			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	**745**	# of Rooms: **7**	# 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:	Dogs:	3			
Finished Floor (Total):	**745 sq. ft.**	# or % of Rentals Allowed:			4			
		Bylaws: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**			5			
Unfinished Floor:	**0**				6			
Grand Total:	**745 sq. ft.**	Basement: **None**			7			
					8			

Outbuildings

Barn:

Workshop/Shed:

Pool:

Garage Sz:

Grg Dr Ht:

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

SPRAWLING+ELEVATED Living at VYA by Robert Ciccozzi in HEART of MT PLEASANT. Highlights! SPACE. Rare, bright+airy, oversized 745ft 1 Bed+flex on QUIET side! Boasts private 14x7.5ft garden terrace connected to BONUS 988ft Common Patio for Privacy or Entertaining. Enjoy sunny mountain views from throughout. Super wide, well appointed open living. Plenty of storage. Nooks for home office or future built-ins. Spacious bed+walk/in closet. DESIGN. Euro inspired luxury finishing. Engineered hardwood. Sleek+modern Chef's kitchen w/premium apps, expansive quartz island, oversized sink, premium fixtures & more. POSITION. Ideal location! Corner home sides stairwell =No Direct Neighbours. INVEST. Short term rental friendly-AirBNB! Strong income opportunity. HOOD. Steps to all fave local hotspots!

REA Full Public

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This is not intended to cause or induce a breach of an existing agency agreement.

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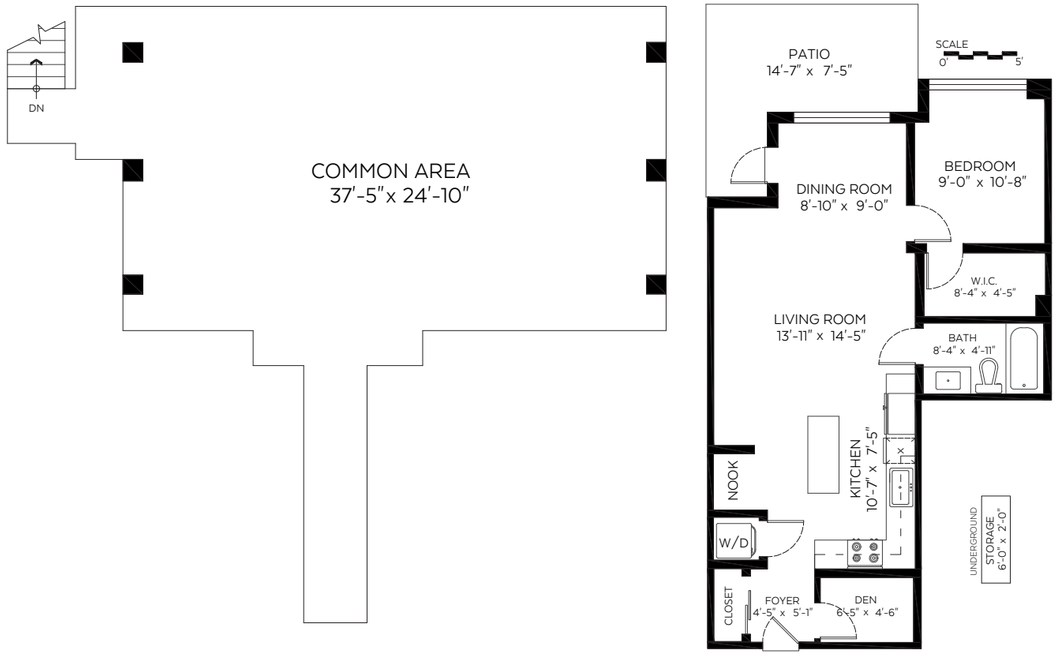
OWN YOUR MARKET

#209-233 Kingsway,
Vancouver, B.C.

Main Floor:	722 sq.ft.
Ceiling Height:	8'-2"

Auxiliary Area

Patio:	134 sq.ft.
Storage:	12 sq.ft.
Common Area:	988 sq.ft.



kw ELITE REALTY KELLERWILLIAMS.

NORTH

Valid Until: November 05, 2021

The floor plan is not suitable for architectural/construction and is covered under E&O. © Excelsior Measuring Inc. 2019. All rights reserved for Excelsior Measuring Inc. Users shall not publish and distribute such material (in whole or in part) and/or incorporate it in other works in any form.

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