



Presented by:
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Active
R2208534

Board: V
Townhouse

3181 W 3RD AVENUE

Vancouver West
Kitsilano
V6K 1N2

Residential Attached

\$754,000 (LP)
(SP)



Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain: **No**
Council Apprv?:
Exposure:
If new, GST/HST inc?:
Mgmt. Co's Name:
Mgmt. Co's Phone:
View: **No :**

Frontage (feet):
Frontage (metres):
Bedrooms: **2**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**
Maint. Fee: **\$0.00**

Original Price: **\$754,000**
Approx. Year Built: **2012**
Age: **6**
Zoning: **RT-8**
Gross Taxes: **\$1,854.85**
For Tax Year: **2017**
Tax Inc. Utilities?: **No**
P.I.D.: **028-908-929**
Tour:

Complex / Subdiv:
Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Other**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **None**
Fuel/Heating: **Electric**
Outdoor Area: **Patio(s)**
Type of Roof: **Other**

Reno. Year:
R.I. Plumbing: **No**
R.I. Fireplaces: **0**
of Fireplaces: **0**

Total Parking: **0** Covered Parking: **0** Parking Access:
Parking: **Open**
Locker:
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish:

Maint Fee Inc: **Other**
Legal: **PL BCS4487 LT 1 DL 540 LD 36**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Kitchen	11'5 x 10'6			x			x
Below	Dining Room	11'5 x 6'5			x			x
Below	Living Room	11'6 x 8'2			x			x
Below	Bedroom	11' x 8'6			x			x
Below	Bedroom	11' x 10'11			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	705	# of Rooms:	5	# of Kitchens:	1	# of Levels:	1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:						1	Below	3	No	Barn:
Finished Floor (Below):	0	Restricted Age:						2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	705 sq. ft.	# or % of Rentals Allowed:						4				Garage Sz:
		Bylaw Restrict:	No Restrictions					5				Door Height:
Unfinished Floor:	0							6				
Grand Total:	705 sq. ft.	Basement:	None					7				
								8				

Listing Broker(s): **Park Georgia Realty Ltd.**

Court order sale, here is your opportunity to buy a two bedroom t-home in a great area. Allow time for showings. Tenant occupied. OPEN HOUSE SUNDAY JANUARY 27TH 2-4PM.