



Presented by:
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Vancouver East, Fraserview VE Residential Attached
104 3038 E KENT AV, V5S 4V8 **Active**
MLS# V1125262



List Price:	\$269,900	Previous Price:	
		Original Price:	\$269,900
Subdiv/Complex: SOUTHAMPTON			
Frontage:		Approx Yr Blt:	1999
Depth/Size:		PID:	024-347-884
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Zoning:	CD-1
Stories in Bldg:	3	Taxes:	\$998 (2014)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:	N	Apprvl Req:	
Fixt Removed:	N		
View:	N		

Style of Home:	1 Storey, Ground Level Unit		Total Parking:		Covered Parking:	1
Construction:	Frame - Wood		Parking Access:		Lane	
Foundation:	Concrete Perimeter		Parking Facilities:		Garage Underbuilding	
Exterior:	Vinyl					
Rain Screen:	Full	R/I Plumbing:				
Type of Roof:	Asphalt		Dist to Public Trans:	1	Dist to School/Bus:	4
Renovations:	Partly	Reno Year:	Units in Development:	77	Total Units in Strata:	77
Flooring:	Laminate, Mixed		Locker:	No		
Water Supply:	City/Municipal		Possession:			
Heat/Fuel:	Electric		Title to Land:	Leasehold prepaid-Strata		
No. of Fireplaces:	1	R/I Fireplaces:	Seller's Interest:	Estate Sale		
Fireplace Fuel:	Gas - Natural		Mortgage Info:	\$0		
Outdoor Area:	Fenced Yard					
			Property Disclosure:	N - ESTATE SALE		
Mngmt Co:	REMAX		Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Mngmt Ph:	604-821-2999	Maint Fee:	\$254.96			

Maint Charge Incl: Gardening, Garbage Pickup, Gas, Hot Water, Management, Recreation Facility, Water

Legal: PL LMS3758 LT 31 DL 330 LD 36 GROUP 1, & DL 2100 & 6320, HISTORIC MEVA - NO #, TOGETHER WITH AN INTER

Amenities: Elevator, Exercise Centre, Garden, In Suite Laundry

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener, Security System, Smoke Alarm, Sprinkler - Fire

Site Influences: Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 11'						
Main F.	Dining	9' X 11'						
Main F.	Kitchen	8'6 X 8'4						
Main F.	Storage	5' X 7'6						
Main F.	Master Bedroom	11' X 12'						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms	
Finished Floor Area Main:	680	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	680	Restricted Age:		5	
		# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:	10	7	
Grand Total Floor Area:	680			8	

Listing Broker(s): (1) Sutton Grp-West Coast (w.blvd)

One bed + flex space, 680sf garden suite in beautiful Southampton. Steps from parks & the riverfront walk it is a pet lovers dream. Unit features: large living area with gas fireplace that opens onto patio with private fenced garden. Spacio



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Vancouver East, Fraserview VE
108 1990 SE KENT AV, V5P 4X5

MLS# V1120537

Residential Attached
Active



List Price:	\$519,900	Previous Price:	
		Original Price:	\$519,900
Subdiv/Complex:		Approx Yr Bld:	1995
Frontage:		PID:	019-158-149
Depth/Size:		Type:	Apartment/Condo
Lot SqFt:	0	Age at List Date:	20
Exposure:	S	Bedrooms:	2
Stories in Bldg:		Bathrooms:	2
Flood Plain:		Full Baths:	2
Meas. Type:		Half Baths:	0
Fixtures Lsd:	N	Taxes:	\$1,793 (2014)
Fixt Removed:	N	If New GST/HST Incl:	
View:	Y - RIVER VIEWS	Tax Incl Utils:	No
		Apprvl Req:	

Style of Home:	1 Storey	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Stucco, Wood, Brick				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt, Torch-On	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	82
Flooring:	Tile, Wall/Wall/Mixed	Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Estate Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Fenced Yard, Patio(s) & Deck(s)	Property Disclosure:	Y		
Mngmt Co:	RE/MAX PROPERTY MGMT	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Mngmt Ph:	604-821-2999	Maint Fee:	\$401.30		

Maint Charge Incl:	Caretaker, Gardening, Gas, Hot Water, Management, Recreation Facility, Sewer, Water
Legal:	PL LMS1816 LT 10 LD 36 SUBURBAN BLOCK 1990, DISTRICT LOT 328 & 7825, GROUP 1, UNDIV 1062/91180
Amenities:	Bike Room, Club House, Elevator, Exercise Centre, In Suite Laundry, Storage
Features Incl:	Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener
Site Influences:	Waterfront Property

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15'4 X 11'9						
Main F.	Dining	15'4 X 8'4						
Main F.	Kitchen	10'4 X 7'8						
Main F.	Master Bedroom	15'2 X 10'3						
Main F.	Bedroom	13'9 X 9'8						
Main F.	Steam Room	8'2 X 3'8						
Main F.	Foyer	10'2 X 4'7						

Floor Area (SqFt):		Total # Rooms:	7	Bathrooms	
Finished Floor Area Main:	1,080	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,080	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,080			8	

Listing Broker(s): (1) RE/MAX Select Properties

Waterfront resort style living! Stunning river views from every room in this spacious 2 bed 2 bath condo. Bright open floor plan with large principal rooms, big view windows and a cozy fireplace. Kitchen offers granite counters & beautiful custom cabinets throughout. Access to an exceptional clubhouse with TV, kitchen, pool table, party room, exercise facility & hot tub. 2 secured parking stalls, storage locker & pet friendly. Excellent proactive strata in a FREEHOLD building! Enjoy walks along the seawall in the ever growing River District. Relax on the huge patio watching tugboats glide along the Fraser River.