

Presented by:
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Vancouver West, Fairview VW Residential Attached
102 1770 W 12TH AV, V6J 2E6 **MLS# V1040918** **Sold**



List Price: \$459,000	Previous Price:	Sold Price: \$448,000
Days on Market: 17		Sold Date: 25-Jan-14
Subdiv/Complex: GRANVILLE WEST		
Frontage:	Approx Yr Blt: 1973	PID: 003-330-664
Depth/Size:		Type: Apartment/Condo
Lot SqFt: 0	Age at List Date: 41	Zoning: RM-3
Exposure: N	Bedrooms: 2	Taxes: \$1,531 (2013)
Stories in Bldg: 3	Bathrooms: 1	If New GST/HST Incl:
Flood Plain:	Full Baths: 1	Tax Incl Utilities: No
Meas. Type:	Half Baths: 0	Apprvl Reqd: No
Fixtures Lsd:		
Fixt Removed: Y - CURTAIN RODS + CURTAINS, DR CHANDELIER		
View:		

Style of Home: Ground Level Unit	Total Parking: 1	Covered Parking: 1
Construction: Frame - Wood	Parking Access: Rear	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Underground	
Exterior: Brick, Wood		
Rain Screen:	R/I Plumbing:	
Type of Roof: Other	Dist to Public Trans:	Dist to School/Bus:
Renovations: Partly	Units in Development:	Total Units in Strata: 41
Flooring: Laminate, Tile	Locker: Yes	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Hot Water	Title to Land: Freehold Strata	
No. of Fireplaces: 0	Seller's Interest: Registered Owner	
Fireplace Fuel:	Mortgage Info: \$0	
Outdoor Area: Patio(s)	Property Disclosure: Y	
Mngmt Co: FIRST SERVICE RESIDENTIAL	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Not Allowed	
Mngmt Ph: 604-683-8900	Maint Fee: \$346.32	

Maint Charge Incl: Gardening, Garbage Pickup, Heat, Hot Water, Management

Legal: PL VAS92 LT 2 DL 526 LD 36 STRATA LOT AS SHOWN ON FORM 1.
 Amenities: Bike Room, Elevator, In Suite Laundry, Shared Laundry, Storage, Wheelchair Access
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Garage Door Opener, Microwave, Security System, Smoke Alarm, Sprinkler - Inground

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 12'						
Main F.	Kitchen	11' X 7'						
Main F.	Dining	12' X 6'						
Main F.	Master Bedroom	12'10 X 10'10						
Main F.	Bedroom	10' X 9'1						
Main F.	Patio	16'5 X 10'						

Floor Area (SqFt):	Total # Rooms: 6	Bathrooms
Finished Floor Area Main: 869	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: 869	Restricted Age:	5
	# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 869		8

Listing Broker(s): RE/MAX Crest Westside (VanW7)

Enjoy cooking and entertaining in this gorgeous, newly renovated kitchen! In the summers, transition on to your large patio... Perfect for BBQ dinner parties! This elegant & tasteful 2 bed condo has a stunning kitchen with S/S appliancesw/ 5 yr warranty, Cambria quartz counters, new cabinets, pot lights, italian porcelin tile floor. Crown molding, glass french doors, private garden patio, in-suite laundry w/ extra room for storage. Master has walk-through closet to bathroom. Parking, locker, 3 visitor parking stalls. 2 pets ok, no rentals. Perfectly located at Kits/Fairview boarder for parks, restaurants, entertaining, shopping in upscale South Granville. Top schools, Shaughnessy Elementary. Open House Sun Jan 26th, 2-4pm.