

Vancouver West, Kitsilano
2269 W 12TH AV, V6K 4T5

MLS# V950137

Residential Attached
Active



List Price: \$748,000 Days on Mkt: 16
List Date: 10-May-12 Expiry Date: 31-Dec-12
Subdiv/Complex: ANSONIA
Previous Price: Frontage: PID: 024-244-970
Original Price: \$748,000 Frontage Metric: Approx Yr Blt: 1998
Meas. Type: Bedrooms: 2 Age at List Date: 14
Depth/Size: Bathrooms: 2 Type: Townhouse
Lot Size SqFt: 0.00 Full Baths: 2 Zoning: CD-1
Exposure: S Half Baths: 0 Taxes: \$2,558 (2011)
Stories in Bldg: 6 Apprvl Reqd: No If New GST/HST Incl:
Fixtures Lsd: N Flood Plain: Tax Incl Utils: No
Fixt Rem: N
View: N

Style of Home: 2 Storey Total Parking: 1 Covered Parking: 1
Construction: Concrete Parking Access:
Foundation: Concrete Perimeter Parking Facilities: Garage; Underground
Exterior: Brick
Rain Screen: R/I Plumbing:
Type of Roof: Tar & Gravel Dist to Public Trans: 2 BLKS Dist to School/Bus:
Renovations: Reno Year: 2011 Units in Development: 81 Total Units in Strata: 81
Flooring: Locker: Yes
Water Supply: City/Municipal Possession:
Heat/Fuel: Electric, Natural Gas Title to Land: Freehold Strata
No. of Fireplaces: 1 R/I Fireplaces: Seller's Interest: Registered Owner
Fireplace Fuel: Gas - Natural Mortgage Info: \$0
Outdoor Area: Patio(s) Property Disclosure: Yes
Mgmt. Co's Name: Gateway Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed
Mgmt. Co's Phone: 604-635-5000 Maint Fee: \$331.59 w/Restrictions

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

Legal: PL LMS3460 LT 14 DL 526 LD 36 THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS
Amenities: None
Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences: CENTR, RECNR, SHPNR Services Con: COMM, ELEC, NGAS, WATER

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	10'5 X 13'9			X			X
Main F.	Kitchen	8'11 X 11'1			X			X
Main F.	Dining	11' X 13'			X			X
Above	Master Bedroom	10'5 X 10'6			X			X
Above	Bedroom	13' X 9'2			X			X
Above	Den	12'9 X 3'			X			X
					X			X
					X			X
					X			X
					X			X

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	525	Finished Levels:	2	1	4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Up:	571	Basement Area:	None	2	3 Piece; Ensuite: N; Level: Above
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,096	Restricted Age:		5	
Unfinished Floor Area:	0	# Pets / Cats; Dogs:		6	
Grand Total Floor Area:	1,096	# or % Rentals:		7	
				8	

Listing Broker 1: Angell Hasman & Assoc.Rlty.Ltd 604-921-1188 Appointments: Phone L.R. First
Listing Sales Rep 1: Dallas R. La Porta dallas@dallaslaporta.com 604-518-0642 For Appts Call: Dallas
Listing Broker 2: Angell Hasman & Assoc.Rlty.Ltd 604-921-1188 Appointment Ph: 604-518-0642
Listing Sales Rep 2/3: Stephanie La Porta 604-926-4740
Selling Broker: Occupancy: Owner
Selling Sales Rep: Owner: J. Winkler
Selling Broker 2:
Selling Sales Rep 2/3:
Commission: 3.22% ON 1ST \$100,000. & 1.15% ON BALANCE

Realtor Remarks: *no touchbase please* All measurements are approximate to be verified by Buyer.

Located in the most desirable and trendy neighbourhood of Kitsilano, this gorgeous picture-perfect townhouse has been completely renovated using only the finest materials and design. Carrera marble counters, Italian limestone and rich hardwood floors. A lovely patio, Euro-style kitchen with Lonetree Kitchen cabinetry, professional Wolf gas stove and Fisher-Paykel appliances, this immaculate 5 star property easily looks as though it could have jumped from the pages of Architectural Digest Magazine. WOW