

Presented by:
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Vancouver West, Fairview VW Residential Attached
2C 2775 FIR ST, V6J 3C2 MLS# V994891 **Sold**



List Price: \$428,000	Previous Price: \$499,900	Sold Price: \$405,000
Days on Market: 72		Sold Date: 17-May-13

Subdiv/Complex:	Approx Yr Blt: 1988	PID: 003-825-230
Frontage:		Type: Apartment/Condo
Depth/Size:		Zoning: RM-3
Lot SqFt: 0	Age at List Date: 25	Taxes: \$1,754 (2012)
Exposure:	Bedrooms: 2	If New GST/HST Incl:
Stories in Bldg: 2	Bathrooms: 2	Tax Incl Utilities: No
Flood Plain: No	Full Baths: 2	Apprvl Req'd: No
Meas. Type:	Half Baths: 0	
Fixtures Lsd: N		
Fixt Removed: N		
View: N		

Style of Home: Corner Unit	Total Parking: 1	Covered Parking: 1
Construction: Frame - Wood	Parking Access: Rear	
Foundation: Concrete Perimeter	Parking Facilities: Garage Underbuilding	
Exterior: Brick, Metal, Stucco		
Rain Screen:	R/I Plumbing:	
Type of Roof: Tar & Gravel	Dist to Public Trans: 1 Block	Dist to School/Bus: Near
Renovations:	Units in Development: 17	Total Units in Strata: 17
Flooring: Wall/Wall/Mixed	Locker: Yes	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Electric, Natural Gas	Title to Land: Freehold Strata	
No. of Fireplaces: 1	Seller's Interest: Registered Owner	
Fireplace Fuel: Gas - Natural	Mortgage Info: \$0	
Outdoor Area: Balcony(s)	Property Disclosure: Y	
Mngmt Co: Dorset	Bylaw Restrictions: Pets Not Allowed, Rentals Allowed w/Restrictions	
Mngmt Ph: 604-270-1711	Maint Fee: \$325.00	

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

Legal: PL VAS1654 LT 8 DL 526 LD 36 PROPORTION TO THE **TR 05-08-13**

Amenities: Elevator, Garden, In Suite Laundry, Storage

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences: Central Location

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12'5 X 11'11						
Main F.	Dining	10'3 X 7'7						
Main F.	Master Bedroom	16'1 X 10'4						
Main F.	Bedroom	10'9 X 10'5						
Main F.	Kitchen	8'4 X 6'9						

Floor Area (SqFt):	Total # Rooms: 5	Bathrooms
Finished Floor Area Main: 898	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: 898	Restricted Age:	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 898		8

Listing Broker(s): Royal Pacific Realty Corp.

This two bedrooms, two bathrooms home offering privacy in super Central South Granville location.