

Presented by:
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Vancouver West, Cambie Residential Attached
4052 ASH ST, V5Z 4P3 MLS# V1103480 **Active**



List Price: \$1,199,900 Previous Price:

Subdiv/Complex: KING EDWARD GREEN

Frontage:	Approx Yr Blt:	2016	PID:	800-092-344
Depth/Size:			Type:	Townhouse
Lot SqFt: 0	Age at List Date:	0	Zoning:	CD-1
Exposure: S	Bedrooms:	3	Taxes:	
Stories in Bldg:	Bathrooms:	3	GST/HST Incl?:	
Flood Plain:	Full Baths:	2	Tax Incl Utilities:	
Meas. Type:	Half Baths:	1	Apprvl Reqd:	

Fixtures Lsd:
 Fixt Removed:
 View:

Style of Home:	3 Storey	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Rear		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Brick, Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:	STEPS	Dist to School/Bus:	NEAR
Renovations:		Units in Development:	18	Total Units in Strata:	18
Flooring:	Hardwood, Mixed, Tile	Locker:			
Water Supply:	City/Municipal	Possession:	TBA		
Heat/Fuel:	Baseboard, Natural Gas	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	R/I Fireplaces:		Seller's Interest:	Registered Owner
Fireplace Fuel:		Mortgage Info:	\$0		
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)	Property Disclosure:	Y - DEVELOPERS DISCLOSURE		
Mngmt Co:		Bylaw Restrictions:	Pets Allowed, Rentals Allowed		
Mngmt Ph:	Maint Fee: \$348.26				

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

Legal: BLK 660 DL 526 PL VAP 2976 PID 029-438-918
 Amenities: Bike Room, In Suite Laundry
 Features Incl: Air Conditioning, Clothes Washer/Dryer, Dishwasher, Drapes/Window Coverings, Garage Door Opener, Microwave, Oven-Built In, Pantry, Range, Refrigerator
 Site Influences: Central Location, Lane Access, Recreation Nearby, Shopping Nearby, Treed

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Master Bedroom	11' X 10'						
Above	Bedroom	10' X 10'						
Above	Bedroom	10' X 10'						
Main F.	Living Room	9' X 7'						
Main F.	Dining	10' X 7'						
Main F.	Kitchen	10' X 8'						
Bsmt	Storage	6' X 6'						

Floor Area (SqFt):	Total # Rooms:	7	Bathrooms
Finished Floor Area Main:	Finished Levels:	4	1 2 Piece; Ensuite: N; Level: Bsmt
Finished Floor Area Up:	Basement Area:	Full, Fully Finished	2 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down:			3 3 Piece; Ensuite: Y; Level: Above
Finished Floor Area Bsmt:	Bsmt Height:		4
Total Finished Floor Area:	Restricted Age:		5
	# Pets / Cats; Dogs:		6
Unfinished Floor Area:	# or % Rentals:		7
Grand Total Floor Area:			8

Listing Broker(s): Rennie Marketing Systems

Introducing King Edward Green- An executive townhome residence with contemporary brick exteriors located next door to the heritage 'James Residences' (Hobbit House). These townhomes are luxuriously equipped with high end designer kitchens with European appliances such as Bertazzoni and Fhiaba, Grohe faucets, contemporary cabinetry and appliances integrated with matt lacquer panaling, large island with oak gables and ultra wide and durable oak floors. You can truly feel the energy coursing through the Cambie Village, a destination neighbourhood where everything you need is a few steps away.