

Presented by:
Kelly Golby
 TRG-The Residential Group Rlty
 Cell: 604-218-5504
 Email: kelly@kellygolby.com

Vancouver East, Fraser VE Residential Attached
409 688 E 16TH AV, V5T 2V4 **MLS# V1007296** **Active**

	List Price: \$399,000	Previous Price: \$405,000																																												
	<table border="0" style="width: 100%;"> <tr> <td colspan="2">Subdiv/Complex:</td> <td>PID:</td> <td>024-485-781</td> </tr> <tr> <td>Frontage:</td> <td>Approx Yr Blt: 1999</td> <td>Type:</td> <td>Apartment/Condo</td> </tr> <tr> <td>Depth/Size:</td> <td></td> <td>Zoning:</td> <td>C-2</td> </tr> <tr> <td>Lot SqFt: 0</td> <td>Age at List Date: 14</td> <td>Taxes:</td> <td>\$1,345 (2012)</td> </tr> <tr> <td>Exposure:</td> <td>Bedrooms: 2</td> <td>If New GST/HST Incl:</td> <td></td> </tr> <tr> <td>Stories in Bldg:</td> <td>Bathrooms: 2</td> <td>Tax Incl Utilities:</td> <td></td> </tr> <tr> <td>Flood Plain:</td> <td>Full Baths: 2</td> <td>Apprvl Reqd:</td> <td></td> </tr> <tr> <td>Meas. Type:</td> <td>Half Baths: 0</td> <td></td> <td></td> </tr> <tr> <td>Fixtures Lsd:</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Fixt Removed:</td> <td></td> <td></td> <td></td> </tr> <tr> <td>View:</td> <td></td> <td></td> <td></td> </tr> </table>			Subdiv/Complex:		PID:	024-485-781	Frontage:	Approx Yr Blt: 1999	Type:	Apartment/Condo	Depth/Size:		Zoning:	C-2	Lot SqFt: 0	Age at List Date: 14	Taxes:	\$1,345 (2012)	Exposure:	Bedrooms: 2	If New GST/HST Incl:		Stories in Bldg:	Bathrooms: 2	Tax Incl Utilities:		Flood Plain:	Full Baths: 2	Apprvl Reqd:		Meas. Type:	Half Baths: 0			Fixtures Lsd:				Fixt Removed:				View:		
Subdiv/Complex:		PID:	024-485-781																																											
Frontage:	Approx Yr Blt: 1999	Type:	Apartment/Condo																																											
Depth/Size:		Zoning:	C-2																																											
Lot SqFt: 0	Age at List Date: 14	Taxes:	\$1,345 (2012)																																											
Exposure:	Bedrooms: 2	If New GST/HST Incl:																																												
Stories in Bldg:	Bathrooms: 2	Tax Incl Utilities:																																												
Flood Plain:	Full Baths: 2	Apprvl Reqd:																																												
Meas. Type:	Half Baths: 0																																													
Fixtures Lsd:																																														
Fixt Removed:																																														
View:																																														

Style of Home: 1 Storey, Upper Unit Construction: Frame - Wood Foundation: Concrete Perimeter Exterior: Wood Rain Screen: Type of Roof: Asphalt Renovations: Partly Flooring: Water Supply: City/Municipal Heat/Fuel: Baseboard, Electric No. of Fireplaces: 1 Fireplace Fuel: Gas - Natural Outdoor Area: Balcony(s); Patio(s) or Deck(s)	R/I Plumbing: Reno Year: R/I Fireplaces:	Total Parking: Parking Access: Parking Facilities: Garage Underbuilding Dist to Public Trans: Units in Development: Locker: Possession: Title to Land: Freehold Strata Seller's Interest: Registered Owner Mortgage Info: \$0 Property Disclosure: Y Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions	Covered Parking: Dist to School/Bus: Total Units in Strata:
Mngmt Co:	Maint Fee: \$272.00		

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

Legal: PL LMS3866 LT 42 DL 301 LD 36 THE STRATA LOT AS SHOWN ON FORM 1.
 Amenities: Bike Room, Elevator, In Suite Laundry
 Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 11'						
Main F.	Kitchen	6'9 X 10'						
Main F.	Bedroom	11' X 10'						
Main F.	Bedroom	9' X 9'6"						
Main F.	Dining	10' X 8'						
Main F.	Other	6' X 3'6"						

Floor Area (SqFt):	Total # Rooms: 6	Bathrooms
Finished Floor Area Main: 785	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: 785	Restricted Age:	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 785		8

Listing Broker(s): FF4M Property Postings Inc.

This is a Mere Posting. Rarely available top floor 2 bed/2 full bath + flex space, 785sqft unit in the highly sought after Vintage Eastside building. Features include: updated kitchen with new s/s appliances, updated bathrooms w/ granite counters, heated tile floors in kitchen and master bathroom, in-suite laundry, crown molding throughout, garburator, unit is very bright with 2 skylights! Gas range, gas fireplace, bright and sunny south facing patio. Located a few blocks from trendy Main St. and Mt Pleasant community centre w/ easy access to downtown. 1 secure parking and bike storage area. Rentals and pets allowed.