



Presented by:  
**Katayoon Webb PREC\***

RE/MAX Crest Realty  
Phone: 604-315-8715

katayoonwebb@remax.net



**Active**  
**R2370794**  
Board: V  
Apartment/Condo

**101 2020 TRAFALGAR STREET**

Vancouver West  
Kitsilano  
V6K 3S6

Residential Attached  
**\$599,800** (LP)  
(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$599,800</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>1988</b>
Depth / Size (ft.):	Bedrooms: <b>1</b>	Age: <b>31</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>1</b>	Zoning: <b>RM-4</b>
Flood Plain:	Full Baths: <b>1</b>	Gross Taxes: <b>\$1,113.17</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2018</b>
Exposure:	Maint. Fee: <b>\$365.90</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>012-930-075</b>
Mgmt. Co's Name: <b>Self Managed</b>		Tour: <b>Virtual Tour URL</b>
Mgmt. Co's Phone:		
View: :		
Complex / Subdiv:		
Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer</b>		
Sewer Type:		

Style of Home: <b>Ground Level Unit</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Lane</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Underground</b>		
Exterior: <b>Mixed, Stucco</b>			Locker: <b>N</b>
Foundation: <b>Concrete Perimeter</b>	Reno. Year:	Dist. to Public Transit:	Dist. to School Bus: <b>1</b>
Rain Screen:	R.I. Plumbing: <b>No</b>	Units in Development: <b>13</b>	Total Units in Strata: <b>13</b>
Renovations:		Title to Land: <b>Freehold Strata</b>	
Water Supply: <b>City/Municipal</b>	Metered Water:	Property Disc.: <b>Yes</b>	
Fireplace Fuel: <b>Gas - Natural</b>	R.I. Fireplaces:	Fixtures Leased: :	
Fuel/Heating: <b>Baseboard, Electric</b>	# of Fireplaces: <b>1</b>	Fixtures Rmvd: :	
Outdoor Area: <b>Fenced Yard, Patio(s)</b>		Floor Finish: <b>Laminate, Tile</b>	
Type of Roof: <b>Other</b>			

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water**  
 Legal: **STRATA LOT 1, PLAN VAS2348, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, UNDIV 60/929 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS**  
 Amenities: **In Suite Laundry**  
 Site Influences: **Central Location, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'2 x 14'4			x			x
Main	Kitchen	7'6 x 8'1			x			x
Main	Dining Room	5'8 x 9'2			x			x
Main	Master Bedroom	11'2 x 10'2			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>679</b>	# of Rooms: <b>4</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath: <b>1</b>	Floor: <b>Main</b>	# of Pieces: <b>5</b>	Ensuite?: <b>Yes</b>	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1				Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>679 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>679 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

Listing Broker(s): **RE/MAX Crest Realty**

**Perfect to LIVE or INVEST in this lovely private garden patio home, spacious floor plan for comfortable living & easy entertaining. No wasted space here. Feels like a townhouse with PRIVATE access (front & back door.) Beautifully updated Kitchen, granite counters, stainless steel appliances, solid wood cabinets. Bathroom offers jacuzzi tub, his/her tempered glass bowl sinks, granite counter-top lots of cabinets. This fantastic home is conveniently at the corner of 4th and Trafalgar Walk to Kits Beach, West 4th shopping or Broadway, RENTALS ALLOWED, PETS ALLOWED! THIS IS HOME!**