



Presented by:

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Active
R2196677
Board: V
Apartment/Condo

104 2935 SPRUCE STREET

Vancouver West
Fairview VW
V6H 3N6

Residential Attached

\$528,000 (LP)
(SP)



Sold Date:	Frontage (feet):	Original Price: \$528,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 1977
Depth / Size (ft.):	Bedrooms: 1	Age: 40
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: RM3
Flood Plain:	Full Baths: 1	Gross Taxes: \$887.82
Council Apprv?:	Half Baths: 0	For Tax Year: 2017
Exposure: Northwest	Maint. Fee: \$266.27	Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: 003-907-503
Mgmt. Co's Name: Self Managed		Tour: Virtual Tour URL
Mgmt. Co's Phone:		
View: :		
Complex / Subdiv: LANDMARK CAESAR		
Services Connected: Electricity		

Style of Home: Ground Level Unit	Total Parking: 1	Covered Parking: 1	Parking Access: Side
Construction: Frame - Wood	Parking: Garage; Underground		
Exterior: Mixed			Locker: Y
Foundation: Concrete Perimeter	Reno. Year: 2011	Dist. to Public Transit: 1	Dist. to School Bus: 1
Rain Screen:	R.I. Plumbing:	Units in Development: 20	Total Units in Strata: 20
Renovations: Completely	R.I. Fireplaces:	Title to Land: Freehold Strata	
Water Supply: City/Municipal	# of Fireplaces: 0	Property Disc.: Yes	
Fireplace Fuel:		Fixtures Leased: :	
Fuel/Heating: Hot Water		Fixtures Rmvd: :	
Outdoor Area: Patio(s)		Floor Finish: Hardwood	
Type of Roof: Other			

Maint Fee Inc: **Heat, Hot Water, Management**
Legal: **PL VAS337 LT 4 DL 526 LD 36**

Amenities: **Elevator, Shared Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Ski Hill Nearby**
Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'11 x 9'6			x			x
Main	Dining Room	11'11 x 8'6			x			x
Main	Kitchen	13'7 x 8'2			x			x
Main	Bedroom	11'11 x 10'1			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 646	# of Rooms: 4	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats: N	Dogs: N	3				Pool:
Finished Floor (Total): 646 sq. ft.	# or % of Rentals Allowed: 3			4				Garage Sz:
	Bylaw Restrict: Pets Not Allowed, Rentals Allwd w/Restrctns			5				Door Height:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 646 sq. ft.				7				
				8				

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

Spacious 1 bedroom fully renovated suite in the heart of Fairview with huge private deck in quiet location. Well Run 20 unit self managed building with Shared FREE laundry. Features quartz counter-tops, new cabinets, extra shelving, s/s appliances and sink, fridge has ice maker, new lighting with dimmers, engineered HW floors & modern bathroom, all redone. Underground Parking & Storage Locker included. Building elevator shaft done, Roof replaced (2010). Lots of upgrades. Lovely small boutique building with respectful neighbours. Heat & hot water included in maintenance fees. Easy access to public transit, VGH and all shopping. Open House Sat/Sun Aug 19/20 2:00-4:00.