



Presented by:
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Active
R2370575
Board: V
Apartment/Condo

115 2033 TRIUMPH STREET

Vancouver East
Hastings
V5L 4X3

Residential Attached

\$598,000 (LP)
(SP)



Sold Date: _____ Frontage (feet): _____ Original Price: **\$598,000**
Meas. Type: **Feet** Frontage (metres): _____ Approx. Year Built: **1975**
Depth / Size (ft.): _____ Bedrooms: **2** Age: **44**
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **APT**
Flood Plain: _____ Full Baths: **1** Gross Taxes: **\$924.62**
Council Apprv?: **No** Half Baths: **0** For Tax Year: **2018**
Exposure: **South** Maint. Fee: **\$390.04** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: _____ P.I.D.: **003-777-464**
Mgmt. Co's Name: _____ Tour: **Virtual Tour URL**
Mgmt. Co's Phone: _____
View: **Yes: XL PRIVATE GARDEN**
Complex / Subdiv: **MACKENZIE HOUSE**
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm**
Sewer Type: **City/Municipal**

Style of Home: Corner Unit, Ground Level Unit	Total Parking: 1	Covered Parking: 1	Parking Access: Side
Construction: Frame - Wood	Parking: Garage Underbuilding		Locker: Y
Exterior: Mixed	Dist. to Public Transit: 1 BLOCK	Dist. to School Bus: _____	
Foundation: Concrete Perimeter	Units in Development: _____	Total Units in Strata: _____	
Rain Screen: _____	Title to Land: Freehold Strata		
Renovations: _____	Property Disc.: Yes		
Water Supply: City/Municipal	Fixtures Leased: No		
Fireplace Fuel: None	Fixtures Rmvd: No		
Fuel/Heating: Hot Water	Floor Finish: Laminate, Mixed		
Outdoor Area: Patio(s)			
Type of Roof: Other			

Maint Fee Inc: **Garbage Pickup, Gardening, Heat, Hot Water, Management, Sewer**
Legal: **STRATA LOT 15, PLAN VAS263, DISTRICT LOT 184, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**
Amenities: **Garden, Shared Laundry, Storage**

Site Influences: **Central Location, Marina Nearby, Private Yard, Recreation Nearby, Shopping Nearby, Treed**
Features: **Dishwasher, Drapes/Window Coverings, Oven - Built In, Refrigerator, Stove, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	10'10 x 3'5			x			x
Main	Bedroom	14'7 x 8'6			x			x
Main	Master Bedroom	14'7 x 10'7			x			x
Main	Kitchen	7'5 x 7'1			x			x
Main	Dining Room	8' x 8'			x			x
Main	Living Room	18'1 x 12'1			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 887	# of Rooms: 6	# 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: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 887 sq. ft.	# or % of Rentals Allowed: _____			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Smoking Restrictions			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 887 sq. ft.				7				
				8				

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

This QUIET, 887 sqft, NON SMOKING, CORNER UNIT, GROUND LEVEL, 2 bedroom, 1 bath suite has an 320sqft, partially covered PRIVATE PATIO & GARDEN that will welcome you home throughout the year or be a great place for kids to play! Piping, roof, windows, balconies, & rainscreen done. This home welcomes you with large closets and TWO LARGE BEDROOMS. The kitchen, dining, and living rooms are an entertainer's delight as they lead to your private patio where you can eat or kick back and enjoy the evenings in total peace. Walk to groceries, cafes, shops. HEAT INCLUDED. EASY ACCESS to DOWNTOWN, NORTH SHORE, & BURNABY! Includes 1 parking, 1 storage. Rentals allowed! 2 Pets allowed (see bylaws). See the floor plan and virtual tour! OPEN HOUSES: Saturday, May 18th: 11- 12:30pm, Mon 20th: 1:30-3pm.