



Presented by:
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Active
R2350637
Board: V
Apartment/Condo

202 2545 W BROADWAY AVENUE

Vancouver West
Kitsilano
V6K 2E9

Residential Attached

\$919,800 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$919,800
Meas. Type:	Frontage (metres):	Approx. Year Built: 1995
Depth / Size (ft.):	Bedrooms: 2	Age: 24
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: C-2C1
Flood Plain: No	Full Baths: 2	Gross Taxes: \$1,718.73
Council Apprv?: No	Half Baths: 0	For Tax Year: 2018
Exposure: South	Maint. Fee: \$401.01	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 023-091-801
Mgmt. Co's Name: 604 REAL ESTATE SERVICES		Tour: Virtual Tour URL
Mgmt. Co's Phone: 604-689-0909		
View: No :		
Complex / Subdiv: TRAFALGAR MEWS		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: Sanitation		

Style of Home: Upper Unit	Total Parking: 1	Covered Parking: 1	Parking Access: Rear
Construction: Frame - Wood	Parking: Garage; Underground		Locker: Y
Exterior: Mixed	Dist. to Public Transit: 0	Dist. to School Bus: 0	
Foundation: Concrete Perimeter	Units in Development: 85	Total Units in Strata: 85	
Rain Screen: Full	Title to Land: Freehold Strata		
Renovations: Completely	Metered Water:	Property Disc.: Yes	
Water Supply: City/Municipal	R.I. Fireplaces:	Fixtures Leased: No :	
Fireplace Fuel: Gas - Natural	# of Fireplaces: 1	Fixtures Rmvd: No :	
Fuel/Heating: Baseboard, Electric		Floor Finish: Laminate, Tile	
Outdoor Area: Balcony(s)			
Type of Roof: Asphalt, Other			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Sewer, Snow removal, Taxes, Water**
 Legal: **STRATA LOT 2, PLAN LMS1992, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT, UNDIV 921/74674 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT**
 Amenities: **Elevator, Garden, In Suite Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Security System, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'9 x 13'10			x			x
Main	Dining Room	9'2 x 8'7			x			x
Main	Kitchen	8'6 x 8'2			x			x
Main	Eating Area	9'2 x 6'6			x			x
Main	Master Bedroom	12'2 x 9'1			x			x
Main	Bedroom	10'10 x 10'9			x			x
Main	Foyer	13'3 x 4'11			x			x
Main	Solarium	6'6 x 5'4			x			x
					x			x
					x			x

Finished Floor (Main): 1,000	# of Rooms: 8	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 1,000 sq. ft.	# or % of Rentals Allowed: 10			4				Garage Sz:
Unfinished Floor: 0	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Grand Total: 1,000 sq. ft.	Basement: None			6				
				7				
				8				

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

This Bright and airy Kitsilano 2bdm/2bath at Trafalgar Mews is a stunner and priced to MOVE!! Beautiful courtyard leads to this stellar floorplan with two separate master bedrooms each with their own en-suite & tons of closet space. Extensive renovations include gorgeous engineered Oak Hardwood floors, two brand new bathrooms, renovated kitchen, new appliances, Caesar stone counter tops, pot light..and no more popcorn ceiling!!! Gas fireplace and a beautiful solarium/balcony to use as a flex space for summer or winter. Right outside, you find abundance of amazing shops, prestigious schools (General Gordon elementary catchment), transit, walking distance to Kit's beach, community center, close to UBC & future Broadway Subway line. Open House Sat Apr 6, 2-4pm.