



Presented by:
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Active
R2225609
Board: V
Apartment/Condo

204 2020 ALMA STREET

Vancouver West
Kitsilano
V6R 3P9

Residential Attached

\$975,000 (LP)
(SP)



Sold Date: _____ Frontage (feet): _____ Original Price: **\$975,000**
 Meas. Type: _____ Frontage (metres): _____ Approx. Year Built: **2010**
 Depth / Size (ft.): _____ Bedrooms: **2** Age: **7**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **C-2**
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$2,087.34**
 Council Apprv?: **No** Half Baths: **0** For Tax Year: **2017**
 Exposure: **North** Maint. Fee: **\$417.70** Tax Inc. Utilities?: **Yes**
 If new, GST/HST inc?: _____ P.I.D.: **028-109-589**
 Mgmt. Co's Name: **Crossroads Management** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: **778-578-4445**
 View: **No** :
 Complex / Subdiv: **The Locarno**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: Corner Unit, Other	Total Parking: 1	Covered Parking: 1	Parking Access: Lane
Construction: Concrete	Parking: Garage Underbuilding, Visitor Parking		
Exterior: Brick, Concrete, Glass			Locker: N
Foundation: Concrete Perimeter	Reno. Year: _____	Dist. to Public Transit: on route	Dist. to School Bus: 3
Rain Screen: Full	R.I. Plumbing: _____	Units in Development: 27	Total Units in Strata: 27
Renovations: _____	R.I. Fireplaces: _____	Title to Land: Freehold Strata	
Water Supply: City/Municipal	# of Fireplaces: 1	Property Disc.: Yes	
Fireplace Fuel: Gas - Natural		Fixtures Leased: No :	
Fuel/Heating: Geothermal, Radiant		Fixtures Rmvd: No :	
Outdoor Area: Balcony(s)		Floor Finish: Hardwood	
Type of Roof: Torch-On			

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Water**
 Legal: **PL BCS3672 LT 10 DL 540 LD 36. GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.**
 Amenities: **Air Cond./Central, Elevator, In Suite Laundry, Wheelchair Access**

Site Influences: **Marina Nearby, Recreation Nearby, Shopping Nearby**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Security - RI, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'2 x 11'			x			x
Main	Kitchen	9'2 x 9'3			x			x
Main	Dining Room	12'2 x 7'8			x			x
Main	Master Bedroom	12' x 11'			x			x
Main	Bedroom	10' x 10'			x			x
Main	Den	8' x 4'			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	980	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	3	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	5	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total):	980 sq. ft.	# or % of Rentals Allowed: 100%			4				Garage Sz:
		Bylaw Restrict: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Unfinished Floor:	0	Basement: None			6				
Grand Total:	980 sq. ft.				7				
					8				

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

The LOCARNO in Kits! IMMACULATE boutique style CONCRETE low-rise residence walking distance to Jericho & Locarno Beaches. This exceptionally Priced corner home - 2 bed + flex + 2 Baths - boasts geothermal heating/cooling & central HW, energy efficient premium stainless steel Bosch appliances, quartz kitchen, 9' ceilings, hardwood floors, wrap around patio, floor to ceiling windows, 5 piece spa like en-suite with in-floor heating & flex room for storage or pantry. Walking paradise with a score of 92, access to shops, transit and close to UBC. Home comes with 1 secure parking, in-suite storage space, and bike locker. Pets and Rentals are welcome! Open House Saturday and Sunday December 2nd and 3rd 2:30-4pm