



Presented by:
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Vancouver East, Renfrew VE Residential Attached
210 2468 E BROADWAY BB, V5M 4T9 **Active**
MLS# V1033573



List Price:	\$ 183,750	Previous Price:	
		Original Price:	\$ 183,750
Subdiv/Complex: GARDENIA VILLA			
Frontage:		Approx Yr Blt:	1994
Depth/Size:		PID:	019-002-378
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Zoning:	CD-1
Stories in Bldg:		Taxes:	\$905 (2013)
Flood Plain:	No	If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	Yes
Fixtures Lsd:		Apprvl Req:	
Fixt Removed:			
View:	Y - SOUTH CITY VIEW		

Style of Home:	End Unit	Total Parking:	1	Covered Parking:	1
Construction:	Concrete Frame	Parking Access:	Rear		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground, Visitor Parking		
Exterior:	Stucco				
Rain Screen:	No	R/I Plumbing:	No		
Type of Roof:	Metal	Dist to Public Trans:	1	Dist to School/Bus:	1
Renovations:		Units in Development:	250	Total Units in Strata:	250
Flooring:	Laminate	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:	AA Property Mgmt.	Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Ph:	604-207-2002	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
	Maint Fee:	\$ 322.75			

Maint Charge Incl: Other

Legal: PL LMS1509 LT 165 DL THSL LD 36 SEC 34 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.

Amenities: Bike Room, Elevator, Exercise Centre, Garden

Features Incl: Other - See Remarks

Site Influences: Central Location, Gated Complex, Private Setting, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 12'						
Main F.	Kitchen	8'6 X 8'6						
Main F.	Dining	11'6 X 10'8						
Main F.	Master Bedroom	14' X 11'						
Main F.	Bedroom	10'4 X 9'6						
Main F.	Laundry	8'1 X 3'6						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	907	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	907	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	907			8	

Listing Broker(s): (1) RE/MAX Crest Realty Westside

Fantastic value in this 2 bedroom 2 bath in Vancouver Eastside. Great convenient location. Home needs full renovations. Property SOLD AS IS -WHERE IS, no inclusions, schedule A to be attached to offers, all offers subject to court approval. All measurements are approximate and to be verified by the buyer if important. Minimum 24 hours notice for showings please.