



Presented by:
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Active
R2278288

Board: V
Townhouse

2341 QUAYSIDE COURT

Vancouver East
Fraserview VE
V5P 4W2

Residential Attached

\$585,000 (LP)
(SP)



Sold Date: _____ Frontage (feet): _____ Original Price: **\$585,000**
 Meas. Type: _____ Frontage (metres): _____ Approx. Year Built: **1988**
 Depth / Size (ft.): _____ Bedrooms: **2** Age: **30**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CD-1**
 Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$1,331.10**
 Council Apprv?: **No** Half Baths: **1** For Tax Year: **2017**
 Exposure: **South** Maint. Fee: **\$241.40** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: _____ P.I.D.: **011-984-571**
 Mgmt. Co's Name: **Ascent** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: **604-431-1800**
 View: **No** :
 Complex / Subdiv: **Quayside Court**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Corner Unit, End Unit**
 Construction: **Frame - Wood**
 Exterior: **Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen: _____
 Renovations: _____
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Asphalt**

Reno. Year: _____
 R.I. Plumbing: **No**
 R.I. Fireplaces: **0**
 # of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Underground**
 Locker: **N**
 Dist. to Public Transit: **0** Dist. to School Bus: **2**
 Units in Development: **62** Total Units in Strata: **62**
 Title to Land: **Leasehold prepaid-Strata**
 Property Disc.: **Yes**
 Fixtures Leased: _____
 Fixtures Rmvd: **Yes: Kitchen Light fixtures**
 Floor Finish: **Laminate**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Snow removal, Water**
 Legal: **PL VAS2263 LT 31 LD 36**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	11'2 x 13'5			x			x
Main	Living Room	11'11 x 14'1			x			x
Main	Dining Room	11'11 x 8'8			x			x
Main	Kitchen	9'3 x 14'			x			x
Main	Bedroom	9'2 x 8'8			x			x
Main	Other	9'3 x 4'11			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	1,030	# 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	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	2	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total):	1,030 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Grand Total:	1,030 sq. ft.	Basement: None			6				
					7				
					8				

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

Welcome HOME to this amazing End unit, bright south facing Fraserview townhome over a 1000 sqft 2 bedrooms / 2 Bathrooms ready to move in. the home is surrounded by windows/ window seats on 3 sides to let the natural light in. Enjoy the active lifestyle of the Riverfront community, parks, and all that amazing new River District has to offer. This renovated home is immaculately kept and decorated by an expert and is in show home condition. Large south facing deck is perfectly located off living/kitchen & master bedroom. Vaulted ceilings, laminate floors, newer paint, updated kitchen and appliances. First showing at Open House Saturday and Sunday 2:30-4:00 Sat/Sun June 16th and 17th.