



Presented by:
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Active
R2356728

Board: V
Townhouse

25 2723 E KENT AVENUE NORTH

Vancouver East
Fraserview VE
V5S 3T9

Residential Attached

\$699,800 (LP)
(SP)



Sold Date:	Frontage (feet):	Original Price: \$699,800
Meas. Type: Feet	Frontage (metres):	Approx. Year Built: 1995
Depth / Size (ft.):	Bedrooms: 3	Age: 24
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: CD-1
Flood Plain: No	Full Baths: 2	Gross Taxes: \$1,690.76
Council Apprv?: No	Half Baths: 0	For Tax Year: 2018
Exposure: South	Maint. Fee: \$437.74	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 023-086-947
Mgmt. Co's Name: REMAX Dwell Property		Tour: Virtual Tour URL
Mgmt. Co's Phone: 604-821-2999		
View: Yes: River and Park		
Complex / Subdiv: Riverside Gardens		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water Sanitation		
Sewer Type:		

Style of Home: 2 Storey, Ground Level Unit	Total Parking: 2	Covered Parking: 2	Parking Access: Side
Construction: Frame - Wood	Parking: Garage; Underground		Locker: Y
Exterior: Mixed, Vinyl			Dist. to School Bus: 1
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit: 1	Total Units in Strata: 75
Rain Screen:	R.I. Plumbing: No	Units in Development: 75	
Renovations: Partly		Title to Land: Freehold Strata	
Water Supply: City/Municipal	Metered Water:	Property Disc.: Yes	
Fireplace Fuel: Gas - Natural	R.I. Fireplaces:	Fixtures Leased: No	
Fuel/Heating: Baseboard, Electric	# of Fireplaces: 1	Fixtures Rmvd: Yes: Dining room light fixture	
Outdoor Area: Patio(s)		Floor Finish: Hardwood, Tile	
Type of Roof: Asphalt			

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Sewer, Snow removal, Taxes, Water**
 Legal: **STRATA LOT 25, PLAN LMS1978, DISTRICT LOT 258, GROUP 1, NEW WESTMINSTER LAND DISTRICT, UNDIV 1258/81906 SHARE IN COM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE**
 Amenities: **In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'8 x 12'8			x			x
Main	Dining Room	12'8 x 8'9			x			x
Main	Kitchen	9'3 x 8'11			x			x
Main	Laundry	3'1 x 7'7			x			x
Main	Foyer	12'3 x 4'6			x			x
Main	Patio	17' x 9'			x			x
Main	Patio	17' x 13'2			x			x
Above	Master Bedroom	13'9 x 12'			x			x
Above	Bedroom	11'1 x 9'5			x			x
Above	Bedroom	9'9 x 7'10			x			x

Finished Floor (Main): 631	# of Rooms: 10	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 639	Crawl/Bsmt. Height:			1	Above	4	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 1	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 1,270 sq. ft.	# or % of Rentals Allowed: 7			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 1,270 sq. ft.				7				
				8				

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

All the benefits of River District at a fraction of the cost. This immaculate 1,270-square-foot, three-bed, 2-bath townhome is what you've been waiting for. Solid hardwood floors and contemporary tile throughout, with brand new beautifully renovated bathrooms and kitchen (newer SS appliances); freshly painted with new window treatments, plus new main floor lighting and heaters. These river/park front units rarely come on the market and this one's original owners have added many custom features including built-in window seat to enjoy your seasonal water views, oak bookcase and banisters, stained glass window, Zen fountain, and Frank Lloyd Wright entry gate. A front deck oasis to soak up the sun and a back patio for entertaining with two parking spots right at your back door.