

Vancouver, Kitsilano  
301 - 2755 Maple Street, V6J 5K1

MLS# R2122011  
\$449,800

Residential Attached  
Active



Complex/Subdiv: **THE DAVENPORT**  
 Frontage: **0.00** Bedrooms: **1** PID: **023-591-994**  
 Depth/Size: Bathrooms: **1** Approx Yr Blt: **1997**  
 Lot Area SqFt: **0** Half Baths: **0**  
 Rear Yard Exp: Full Baths: **1**  
 Taxes: **\$1,209 (2016)**  
 Type: **Apartment Unit**  
 View:

Style of Home:	<b>Upper Unit</b>	Total Parking:	<b>1</b>	Covered Parking:	<b>1</b>
Construction:	<b>Frame - Wood</b>	Parking Access:	<b>Rear</b>		
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Garage; Underground</b>		
Exterior:	<b>Stucco</b>				
Rainscreen:	<b>Full</b>	Dist to Public Trans:	<b>1 BLK</b>	Dist to School Bus:	<b>1 BLK</b>
Type of Roof:	<b>Asphalt</b>	Possession:			
Reno Year:	<b>0</b>	Title to Land:	<b>Freehold Strata</b>		
Flooring:	<b>Wall/Wall/Mixed</b>	Seller's Interest:			
Water Supply:	<b>City/Municipal</b>				
Heat/Fuel:	<b>Baseboard,Hot Water,Radiant</b>				
No. of Fireplaces:	<b>1</b>	Property Disclosure:	<b>Y</b>		
Fireplace Fuel:	<b>Gas - Natural</b>	Outdoor Area:	<b>Balcony(s)</b>		
Locker:	<b>Yes</b>	Units in Development:	<b>39</b>	Total Units in Strata:	<b>39</b>
Mngmt Co:	<b>Associa Property Mgmt</b>	Property Disclosure:	<b>Y</b>		
Mngmt Ph:	<b>604-591-6060</b>	Maint Fee:	<b>\$248.11</b>		

Maint Charge Incl: **Caretaker,Garbage Pickup,Gardening,Gas,Heat,Hot Water,Management,Snow removal**  
 Legal: **PL LMS2602 LT 20 DL 526 LD 36**  
 Amenities: **In Suite Laundry,Storage,Wheelchair Access**  
 Site Influences: **Central Location,Shopping Nearby**  
 Features Incl: **ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Smoke Alarm,Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10' x 10'			x			x
Main	Dining Room	10' x 9'			x			x
Main	Kitchen	8'6 x 8'			x			x
Main	Master Bedroom	10'6 x 9'			x			x
Main	Office	4' x 3'8			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Total Floor Area:	<b>590 sqft</b>	Bathrooms	<b>1</b>	4 Piece; Ensuite: N; Level: Main
Total # Rooms:	<b>5</b>		<b>2</b>	
Finished Levels:	<b>1</b>		<b>3</b>	
Basement:	<b>None</b>		<b>4</b>	
Restricted Age:			<b>5</b>	
# Pets / Cats; Dogs:	<b>2 / Cats: Yes; Dogs: Yes</b>		<b>6</b>	
Virtual Tour URL:	<b>https://www.pixilink.com/tours7/13158</b>		<b>7</b>	
			<b>8</b>	

WELCOME! This bright, 1 bedroom home has all you (& your pet) have been waiting for, including 1 PARKING + 1 STORAGE, IN-SUITE LAUNDRY, cozy FIREPLACE, & a 93 walk score in KITSILANO's ARBUTUS VILLAGE! The excellent layout welcomes you with an open living/dining, & kitchen area that is perfect for entertaining. You will love the office alcove & quiet, large, covered NW facing balcony to enjoy all year. Kitchen updates include stainless steel, newer appliances & the in-floor radiant heat is included in your maintenance fees. Excellent Rainscreened building has Depreciation Report & healthy CRF, with recent updates of balconies. Proactive strata.

The enclosed information while deemed to be correct, is not guaranteed.  
 If your home is listed with another broker, this is not intended as a solicitation.

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*Affordable Kits!*

301 - 2755 Maple Street, Vancouver  
 Arbutus Village perfect 1 bed, 1 bath condo



**Katayoon Webb**

604.315.8715  
 RE/MAX Crest Realty (Westside)

homes@KatayoonWebb.com



*Kits is calling!*

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Arbutus Village perfect 1 bed, 1 bath condo



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**Baths:** 1  
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