



Presented by:  
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**Active** **301 2755 MAPLE STREET** Residential Attached  
**R2122011** Vancouver West **\$449,800 (LP)**  
 Board: V Kitsilano (SP)   
 Apartment/Condo V6J 5K1



Sold Date: Frontage (feet): Original Price: **\$449,800**  
 Meas. Type: Frontage (metres): Approx. Year Built: **1997**  
 Depth / Size (ft.): Bedrooms: **1** Age: **19**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **C-7**  
 Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$1,209.29**  
 Approval Req?: **No** Half Baths: **0** For Tax Year: **2016**  
 Exposure: **Northwest** Maint. Fee: **\$248.11** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **023-591-994**  
 Mgmt. Co's Name: **Associa Property Mgmt** Tour: **Virtual Tour URL**  
 Mgmt. Co's Phone: **604-591-6060**  
 View: **:**  
 Complex / Subdiv: **THE DAVENPORT**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Upper Unit** Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**  
 Construction: **Frame - Wood** Parking: **Garage; Underground** Locker: **Y**  
 Exterior: **Stucco** Dist. to Public Transit: **1 BLK** Dist. to School Bus: **1 BLK**  
 Foundation: **Concrete Perimeter** Units in Development: **39** Total Units in Strata: **39**  
 Rain Screen: **Full** R.I. Plumbing: **Freehold Strata**  
 Renovations: R.I. Fireplaces: **1** Seller's Interest: **Registered Owner**  
 Water Supply: **City/Municipal** # of Fireplaces: **1** Property Disc.: **Yes**  
 Fireplace Fuel: **Gas - Natural** Fixtures Leased: **No**  
 Fuel/Heating: **Baseboard, Hot Water, Radiant** Fixtures Rmvd: **No**  
 Outdoor Area: **Balcony(s)** Floor Finish: **Wall/Wall/Mixed**  
 Type of Roof: **Asphalt**

Maint Fee Inc: **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: **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

Finished Floor (Main):	<b>590</b>	# of Rooms:	<b>5</b>	# of Kitchens:	<b>1</b>	# of Levels:	<b>1</b>	Bath	<b>1</b>	Floor	<b>Main</b>	# of Pieces	<b>4</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:														Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:														Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	<b>2</b>	Cats:	<b>Y</b>	Dogs:	<b>Y</b>									Pool:
Finished Floor (Total):	<b>590 sq. ft.</b>	# or % of Rentals Allowed:	<b>4</b>	Bylaw Restrict:	<b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>											Garage Sz:
Unfinished Floor:	<b>0</b>	Basement:	<b>None</b>													Door Height:
Grand Total:	<b>590 sq. ft.</b>															

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

**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. Call to view or join us OPEN HOUSES: Nov 11, 12, & 13th 2:30-4:30pm.**