



Presented by:
Katayoon Webb

RE/MAX Crest Realty Westside
Phone: 604-315-8715

katayoonwebb@remax.net



Active
R2122011
Board: V
Apartment/Condo

301 2755 MAPLE STREET

Vancouver West
Kitsilano
V6J 5K1

Residential Attached

\$449,800 (LP)

(SP)



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	Title to Land: Freehold Strata		
Renovations:	Seller's Interest: Registered Owner		
Water Supply: City/Municipal	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): 590	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total): 590 sq. ft.	# or % of Rentals Allowed: 4			4				Garage Sz:
	Bylaw Restrict: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Door Height:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 590 sq. ft.				7				
				8				

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.