



Presented by:
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Active
R2313607
Board: V
Apartment/Condo

302 1689 E 13TH AVENUE

Vancouver East
Grandview VE
V5N 2B7

Residential Attached

\$599,000 (LP)
(SP)



Sold Date: _____ Frontage (feet): _____ Original Price: **\$599,000**
Meas. Type: _____ Frontage (metres): _____ Approx. Year Built: **2011**
Depth / Size (ft.): _____ Bedrooms: **1** Age: **7**
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **C-2C1**
Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$1,372.36**
Council Apprv?: **No** Half Baths: **0** For Tax Year: **2018**
Exposure: **Northwest** Maint. Fee: **\$271.33** Tax Inc. Utilities?: **Yes**
If new, GST/HST inc?: _____ P.I.D.: **028-634-136**
Mgmt. Co's Name: **ASSOCIA** Tour: **Virtual Tour URL**
Mgmt. Co's Phone: **604-591-6060**
View: **Yes: CITY/MOUNTAINS**
Complex / Subdiv: **FUSION**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: Upper Unit	Total Parking: 1	Covered Parking: 1	Parking Access: Side
Construction: Frame - Wood	Parking: Garage; Underground, Visitor Parking		
Exterior: Brick, Concrete			Locker:
Foundation: Concrete Perimeter	Reno. Year: _____	Dist. to Public Transit: 1	Dist. to School Bus: 1
Rain Screen: _____	R.I. Plumbing: No	Units in Development: 30	Total Units in Strata: 30
Renovations: _____	R.I. Fireplaces: 0	Title to Land: Freehold Strata	
Water Supply: City/Municipal	# of Fireplaces: 0	Property Disc.: Yes	
Fireplace Fuel: _____		Fixtures Leased: No	
Fuel/Heating: Baseboard, Electric		Fixtures Rmvd: No	
Outdoor Area: Balcony(s)		Floor Finish: Hardwood, Mixed, Tile	
Type of Roof: Tar & Gravel			

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Management**
Legal: **PL BCS4163 LT 17 DL 264A LD 36 THE STRATA LOT AS SHOWN ON FORM 1 OR V**

Amenities: **Bike Room, Elevator, In Suite Laundry, Storage**

Site Influences: **Central Location, Paved Road, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'8 x 10'7			x			x
Main	Kitchen	11' x 9'			x			x
Main	Dining Room	11' x 9'9			x			x
Main	Master Bedroom	11' x 9'			x			x
Main	Den	7'6 x 7'5			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 745	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	3	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 745 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Unfinished Floor: 0				6				
Grand Total: 745 sq. ft.	Basement: None			7				
				8				

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

Welcome home to FUSION right off THE DRIVE! On the quiet side of the building is this immaculately kept one owner home. Contemporary interior feat: Engineered hardwood floors, granite counter tops, stainless steel appliances & a gas range. This exceptionally functional open floorplan with no wasted space offers an extra large bedroom with work space, a separate den with windows currently used as baby's room, and the bathroom with a cheater door as an en-suite and a good size outdoor space! Fabulous location close to cafes & restaurants, shopping, parks, schools, and skytrain. Comes with 1 parking, 1 storage locker, and the balance of the 2-5-10 warranty! Pets/Rentals OK! Priced to sell! Sneak Preview Thurs Oct 11, 5:30-7pm, Open House Sat/Sun Oct 13/14 2:30-4pm.