



Presented by:
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Active
R2210939
Board: V
Apartment/Condo

306 2020 ALMA STREET

Vancouver West
Kitsilano
V6R 3P9

Residential Attached

\$799,000 (LP)
(SP)



Sold Date: _____ Frontage (feet): _____ Original Price: **\$799,000**
 Meas. Type: _____ Frontage (metres): _____ Approx. Year Built: **2009**
 Depth / Size (ft.): _____ Bedrooms: **1** Age: **8**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **C - 2**
 Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$1,653.03**
 Council Apprv?: **No** Half Baths: **0** For Tax Year: **2017**
 Exposure: **North** Maint. Fee: **\$388.92** Tax Inc. Utilities?: **Yes**
 If new, GST/HST inc?: _____ P.I.D.: **028-109-686**
 Mgmt. Co's Name: **Crossroads Management** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: **778-578-4445**
 View: **Yes: Seasonal Mountain view**
 Complex / Subdiv: **The Locarno**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Other**
 Construction: **Concrete**
 Exterior: **Brick, Concrete, Glass**
 Foundation: **Concrete Perimeter**
 Rain Screen: **Full**
 Renovations: _____
 Water Supply: **City/Municipal**
 Fireplace Fuel: _____
 Fuel/Heating: **Geothermal, Radiant**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Torch-On**

Reno. Year: _____
 R.I. Plumbing: **No**
 R.I. Fireplaces: **0**
 # of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 Parking: **Garage Underbuilding**
 Locker: **N**
 Dist. to Public Transit: **on route**
 Units in Development: **27** Dist. to School Bus: **3**
 Title to Land: **Freehold Strata** Total Units in Strata: **27**
 Property Disc.: **Yes**
 Fixtures Leased: _____
 Fixtures Rmvd: _____
 Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Water**
 Legal: **PL BCS3672 LT 20 DL 540 LD 36**

Amenities: **Air Cond./Central, Elevator, In Suite Laundry, Wheelchair Access**

Site Influences: **Marina Nearby, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Security - RI, Smoke Alarm, Sprinkler - Fire**

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

Finished Floor (Main):	776	# of Rooms:	6	# of Kitchens:	1	# of Levels:	1	Bath	1	Floor	Main	# of Pieces	4	Ensuite?	No	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:														Barn:
Finished Floor (Below):	0	Restricted Age:														Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:										Pool:
Finished Floor (Total):	776 sq. ft.	# or % of Rentals Allowed:	100%	Bylaw Restrict:	Pets Allowed w/Rest., Rentals Allowed											Garage Sz:
Unfinished Floor:	0	Basement:	None													Door Height:
Grand Total:	776 sq. ft.															

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

The LOCARNO in Kits! IMMACULATE boutique style CONCRETE low-rise residence walking distance to Jericho/Locarno Beaches. This incredible corner home -1 bed+den+office/flex- boasts geothermal heating/cooling & central hot water, energy efficient premium Bosch appliances, quartz kitchen, 9' ceilings, hardwood floors, wool plush carpet in the bedroom & spa like bathroom with in-floor heating, and oversized tub. The Den is large enough for a kids bedroom, and the flex room offers excellent space for home office. The large living room with floor to ceiling windows leads to a very green treed outlook and a balcony with space for your BBQ. Walking paradise with a score of 92, access to all shops, transit on W4th and close to UBC. Sneak Preview Thursday Oct 5, 5:30-7pm. Open House Saturday 7th, 2-4