

Vancouver, Kitsilano
306 - 2020 Alma Street, V6R 3P9

MLS# R2210939
\$799,000

Residential Attached
Active



Complex/Subdiv: **The Locarno**
 Frontage: **0.00** Bedrooms: **1** PID: **028-109-686**
 Depth/Size: Bathrooms: **1** Approx Yr Blt: **2009**
 Lot Area SqFt: **0** Half Baths: **0**
 Exposure: **North** Full Baths: **1**
 Taxes: **\$1,653 (2017)**
 Type: **Apartment Unit**
 View: **Yes**

Style of Home: **Other** Total Parking: **1** Covered Parking: **1**
 Construction: **Concrete** Parking Access: **Lane**
 Foundation: **Concrete Perimeter** Parking Facilities: **Garage Underbuilding**
 Exterior: **Brick,Concrete,Glass**
 Rainscreen: **Full** Dist to Public Trans: **on route** Dist to School Bus: **3**
 Type of Roof: **Torch-On** Possession:
 Reno Year: **0** Title to Land: **Freehold Strata**
 Flooring: **Mixed** Rear Exposure:
 Water Supply: **City/Municipal**
 Heat/Fuel: **Geothermal,Radiant**
 No. of Fireplaces: **0** Property Disclosure: **Y**
 Fireplace Fuel: Outdoor Area: **Balcony(s)**
 Locker: **No** Units in Development: **27** Total Units in Strata: **27**
 Mngmt Co: **Crossroads Management** Property Disclosure: **Y**
 Mngmt Ph: **778-578-4445** Maint Fee: **\$388.92**

Maint Charge Incl: **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 Incl: **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			x
		x			x			x

Total Floor Area: **776 sqft** Bathrooms
 Total # Rooms: **6** 1 4 Piece; Ensuite: N; Level: Main
 Finished Levels: **1** 2
 Basement: **None** 3
 Restricted Age: 4
 # Pets / Cats; Dogs: 5
 Virtual Tour URL: <https://www.pixilink.com/tours7/14499> 6
 7
 8

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

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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Boutique Building

306 - 2020 Alma Street, Vancouver
 1 Bed, 1 Bath + Solarium + Den



Price: \$799,000
 Type: Apartment
 Beds: 1
 Baths: 1
 Built: 2009
 Size: 776 sqft
 Mnt Fee: \$389
 Taxes: \$1,653 (2017)

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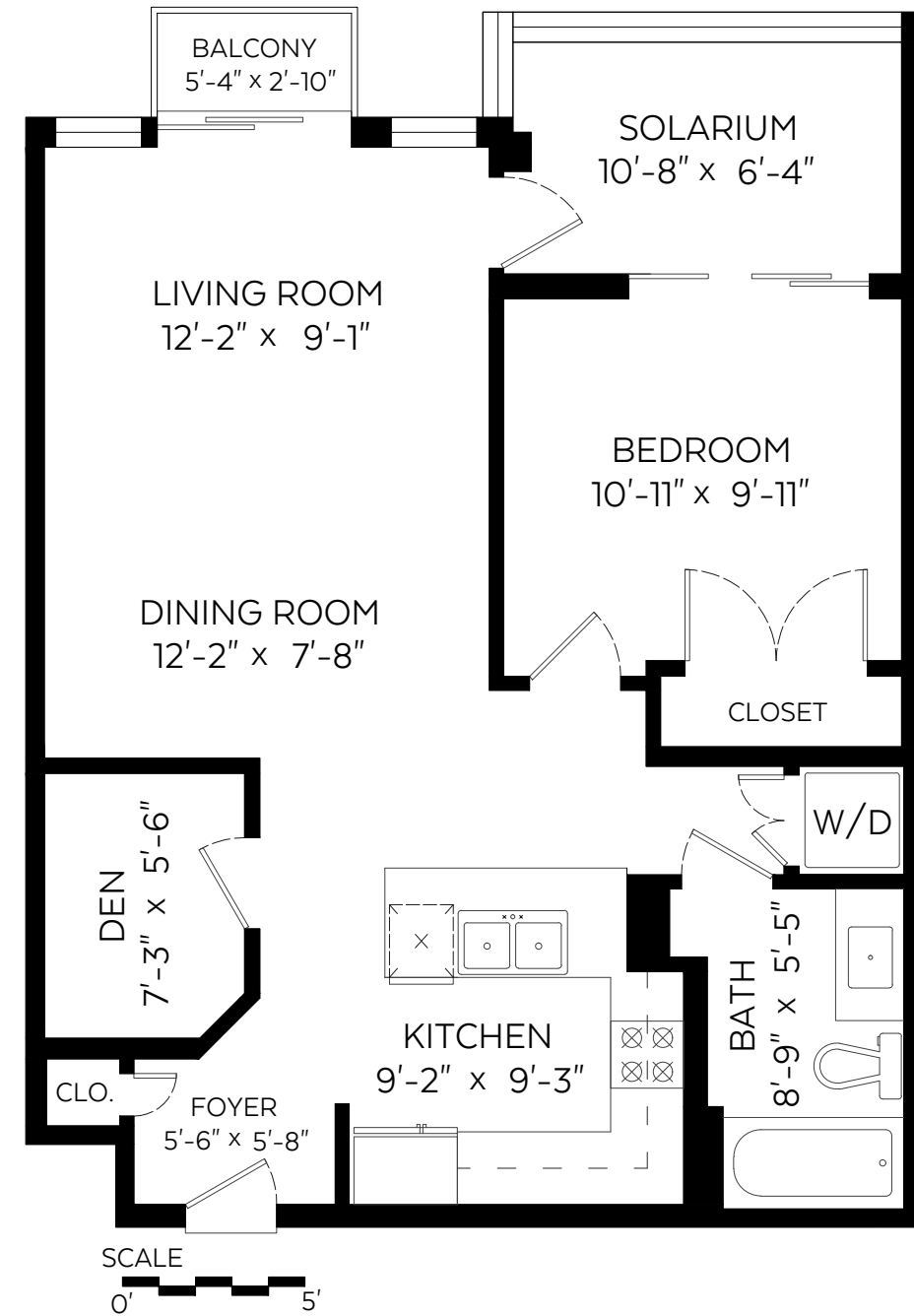


306 - 2020 Alma Street, Vancouver
Gorgeous Home



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#306-2020 Alma Street,
Vancouver, B.C.
Main Floor: 776 sq.ft.
Ceiling Height: 9'-3"
Auxiliary Area
Balcony: 72 sq.ft.



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RE/MAX
crest realty westside

Measured on: Sept. 28, 2017



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