

Vancouver, West End VW
401 - 1165 Burnaby Street, V6E 1P3

MLS# R2045466
\$695,000

Residential Attached
Active



Complex/Subdiv: **QU'APPELLE**
 Frontage: **0.00** Bedrooms: **2** PID: **003-548-783**
 Depth/Size: Bathrooms: **2** Approx Yr Blt: **1975**
 Lot Area SqFt: **0** Half Baths: **1**
 Rear Yard Exp: Full Baths: **1**
 Taxes: **\$1,881 (2015)**
 Type: **Apartment Unit**
 View: **Yes**

Style of Home: **Corner Unit,End Unit** Total Parking: **1** Covered Parking: **1**
 Construction: **Concrete,Concrete Frame** Parking Access: **Side**
 Foundation: **Concrete Perimeter** Parking Facilities: **Garage Underbuilding**
 Exterior: **Concrete,Glass**
 Rainscreen:
 Type of Roof: **Other** Dist to Public Trans: **1 BLOCK** Dist to School Bus:
 Reno Year: **0** Possession:
 Flooring: **Mixed** Title to Land: **Freehold Strata**
 Water Supply: **City/Municipal** Seller's Interest:
 Heat/Fuel: **Baseboard,Hot Water**
 No. of Fireplaces: **0** Property Disclosure: **Y**
 Fireplace Fuel: Outdoor Area: **Balcony(s)**
 Locker: **Yes** Units in Development: **22** Total Units in Strata: **22**
 Mngmt Co: **NAI GODDARD & SMITH** Property Disclosure: **Y**
 Mngmt Ph: **604-534-7974** Maint Fee: **\$594.51**

Maint Charge Incl: **Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management, Snow removal**
 Legal: **PL VAS164 LT 7 DL 185 LD 36**
 Amenities: **Elevator, In Suite Laundry, Storage**
 Site Influences: **Central Location, Shopping Nearby, Treed**
 Features Incl: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'6 x 13'3			x			x
Main	Dining Room	9' x 9'			x			x
Main	Kitchen	11' x 9'			x			x
Main	Master Bedroom	14'6 x 10'6			x			x
Main	Bedroom	10'6 x 11'			x			x
Main	Patio	8' x 4'6			x			x
					x			x
					x			x
					x			x
					x			x

Total Floor Area: **975 sqft** Bathrooms
 Total # Rooms: **6** 1 2 Piece; Ensuite: Y; Level: Main
 Finished Levels: **1** 2 4 Piece; Ensuite: N; Level: Main
 Basement: **None** 3
 Restricted Age: 4
 # Pets / Cats; Dogs: 5
 Virtual Tour URL: <http://www.pixilink.com/tours7/8452> 6
 7
 8

Welcome to 401 in the Southwest corner of the coveted boutique concrete Qu'Appelle in the heart of the Westend. Only 2 suites occupy each level for a total of 22 homes in this building. The home has been mostly used as a vacation home and is very well maintained. Renovations include beechwood engineered hardwood floors, open floor plan, large main bath with soaker tub and slate tiles. Master has 2pce en-suite. Living room is cozy and offers built in shelving for TV, stereo and books. The building is very well kept with many recent upgrades. Two blocks to beautiful Westend Beaches, and all this community has to offer!

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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 this feature sheet was made online at www.pixilink.com

Stunning!

401 - 1165 Burnaby Street, Vancouver
 2 beds, 2 baths - Apartment Unit



Katayoon Webb

RE/MAX Crest Realty (Westside)

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<http://www.katayoonwebb.com>



Westend's best!

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2 beds, 2 baths - Apartment Unit



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Price: \$695,000
Type: Apartment
Beds: 2
Baths: 2
Built: 1975
Size: 975 sqft
Mnt Fee: \$594.51
Taxes: \$1,880.82 (2015)

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