



Presented by:

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Active
R2216272
Board: V
Apartment/Condo

207 643 W 7TH AVENUE

Vancouver West
Fairview VW
V5Z 1B6

Residential Attached

\$485,900 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$485,900
Meas. Type:	Frontage (metres):	Approx. Year Built: 1988
Depth / Size (ft.):	Bedrooms: 1	Age: 29
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: FM1
Flood Plain: No	Full Baths: 1	Gross Taxes: \$1,062.83
Council Apprv?: No	Half Baths: 0	For Tax Year: 2017
Exposure: South	Maint. Fee: \$221.93	Tax Inc. Utilities?: Yes
If new, GST/HST inc?:		P.I.D.: 011-673-575
Mgmt. Co's Name: Pacific Quorum		Tour: Virtual Tour URL
Mgmt. Co's Phone: 604-685-3828		
View: :		
Complex / Subdiv: The Courtyards		
Services Connected: Community		

Style of Home: Corner Unit	Total Parking: 1	Covered Parking: 1	Parking Access: Rear
Construction: Frame - Wood	Parking: Garage; Underground		
Exterior: Hardi Plank			Locker: Y
Foundation: Concrete Perimeter	Reno. Year: 2017	Dist. to Public Transit: 1 block	Dist. to School Bus:
Rain Screen: Full	R.I. Plumbing:	Units in Development: 45	Total Units in Strata: 45
Renovations: Completely	R.I. Fireplaces:	Title to Land: Freehold Strata	
Water Supply: City/Municipal	# of Fireplaces: 1	Property Disc.: Yes	
Fireplace Fuel: Gas - Natural		Fixtures Leased: :	
Fuel/Heating: Electric		Fixtures Rmvd: :	
Outdoor Area: Balcny(s) Patio(s) Dck(s)		Floor Finish: Hardwood	
Type of Roof: Other			

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Management**
Legal: **PL VAS2215 LT 35 DL 526 LD 36**

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

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	13' x 12'			x			x
Main	Living Room	15' x 11'			x			x
Main	Dining Room	8' x 8'			x			x
Main	Kitchen	9' x 8'			x			x
Main	Flex Room	0' x 0'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 618	# 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:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 618 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Allowed, Rentals Allowed			5				Door Height:
Unfinished Floor: 0				6				
Grand Total: 618 sq. ft.	Basement: None			7				
				8				

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

Beautiful, tastefully, renovated bright corner suite, perfect for the investor or first home buyers. New stainless appliances, new soft touch cabinets, beautiful Havana Oak laminate floors. New bathroom fixtures and floors, all new LED lights throughout. 2 balconies, one larger off the living area to enjoy the sunshine and BBQ, a small one off Master. Great little flex space, either a little den/office or an awesome pantry. The building has been rainscreened, plumbing and roof done. A short stroll to Whole Foods, Save-on, Best Buy, Home depot, and all the great new amenities on Cambie. Just over a block to the Canada Line and small jog to the seawall. This location and suite has it all.