

Vancouver West, Kitsilano

MLS# V1015354

Residential Attached

# 238 2565 W BROADWAY BB, V6K 2E9

Active



List Price: \$509,000 Days on Mkt: 4  
 List Date: 27-Jun-13 Expiry Date: 31-Aug-13

Subdiv/Complex: TRAFALGAR MEWS

Previous Price: Frontage: PID: 023-092-271  
 Original Price: \$509,000 Frontage Metric: Approx Yr Blt: 1996  
 Meas. Type: Bedrooms: 2 Age at List Date: 17  
 Depth/Size: Bathrooms: 2 Type: Townhouse  
 Lot Size SqFt: 0.00 Full Baths: 1 Zoning: C-2C1  
 Exposure: N Half Baths: 1 Taxes: \$1,809 (2012)  
 Stories in Bldg: Apprvl Reqd: If New GST/HST Incl:  
 Fixtures Lsd: Flood Plain: Tax Incl Utils: No  
 Fixt Rem:  
 View: N

Style of Home: 2 Storey Total Parking: Covered Parking: 1  
 Construction: Frame - Wood Parking Access: Lane  
 Foundation: Concrete Perimeter Parking Facilities: Garage Underbuilding  
 Exterior: Mixed  
 Rain Screen: R/I Plumbing:  
 Type of Roof: Other Dist to Public Trans: Dist to School/Bus:  
 Renovations: Partly Reno Year: 2011 Units in Development: 85 Total Units in Strata: 85  
 Flooring: Mixed Locker:  
 Water Supply: City/Municipal Possession:  
 Heat/Fuel: Electric Title to Land: Freehold Strata  
 No. of Fireplaces: 1 R/I Fireplaces: Seller's Interest: Registered Owner  
 Fireplace Fuel: Gas - Natural Mortgage Info: \$0  
 Outdoor Area: Patio(s) Property Disclosure: Yes  
 Mgmt. Co's Name: IJM PROPERTIES Bylaw Restrictions: Rentals Allowed w/Restrictions, Pets Allowed  
 Mgmt. Co's Phone: 604-736-7018 Maint Fee: \$287.76 w/Rest.

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Hot Water, Management

Legal: PL LMS1992 LT 48 DL 526 LD 36 IN PROPORTION TO THE UNIT ENTITLEMENT OF THE  
 Amenities: Bike Room, In Suite Laundry, Storage  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Garage Door Opener

Site Influences: SHPNR, CENTR Services Con: ELEC, NGAS, SASEW, WATER

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Living Room	12'7 X 12'6			X			X
Below	Kitchen	11'9 X 9'2			X			X
Below	Dining	9'2 X 7'4			X			X
Main F.	Master Bedroom	10'6 X 10'1			X			X
Main F.	Bedroom	9'5 X 8'10			X			X
					X			X
					X			X
					X			X
					X			X

Floor Area (SqFt): Total # Rooms: 5 Bathrooms  
 Finished Floor Area Main: 421 Finished Levels: 2 1 4 Piece; Ensuite: N; Level: Main F.  
 Finished Floor Area Up: 0 Basement Area: None 2 2 Piece; Ensuite: N; Level: Below  
 Finished Floor Area Down: 436 3  
 Finished Floor Area Bsmt: 0 Bsmt Height: 4  
 Total Finished Floor Area: 857 Restricted Age: 5  
 Unfinished Floor Area: 0 # Pets / Cats; Dogs: 1 6  
 Grand Total Floor Area: 857 # or % Rentals: #8 7  
 8

Listing Broker 1: RE/MAX Margaret Leung Realty 604-263-2823 Appointments: Phone L.R. First  
 Listing Sales Rep 1: Margaret H. Leung [mleun22@telus.net](mailto:mleun22@telus.net) 604-263-2823 For Appts Call: MARGERET  
 Listing Broker 2: Appointment Ph: 604-263-2823  
 Listing Sales Rep 2/3:  
 Selling Broker: Occupancy: Owner  
 Selling Sales Rep: Owner: \*\*Privacy Prot\*\* - K. MCCARRY/Z. GAZE  
 Selling Broker 2:  
 Selling Sales Rep 2/3:  
 Commission: 3.255% ON \$100,000/1.1625% ON BAL

Realtor Remarks: All measurements approximate. Buyer to verify if important. Rentals full. Parking #114.

This charming 2 level townhome with open floor plan located at the back of the building is ABSOLUTELY QUIET. Great living and dining room opens to private patio. Open kitchen with stainless steel appliances. Two bedrooms and a newly renovated full bathroom. Features engineered hardwood floor, gas fireplace, in suite storage and a locker. Resident caretaker and visitor's parking. Great location in the heart of Kits to public transit, shops and restaurants. Building newly painted. Proactive strata council. 1 pet with no size restriction.